



**EASTMAN
VILLAGE**
HARROW



A VIBRANT NEW RESIDENTIAL QUARTER

BARRATT
— LONDON —

WELCOME TO
EASTMAN VILLAGE

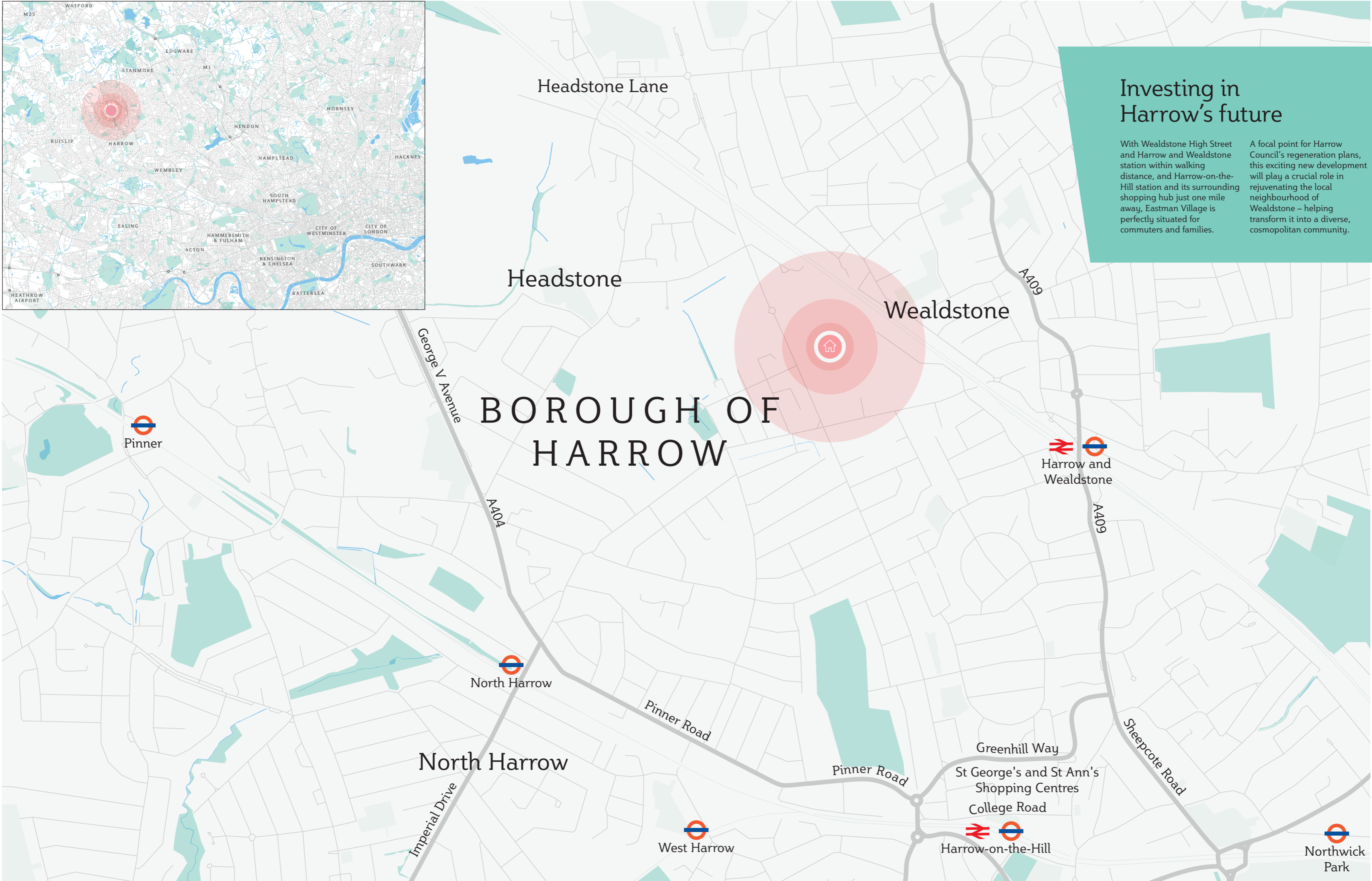
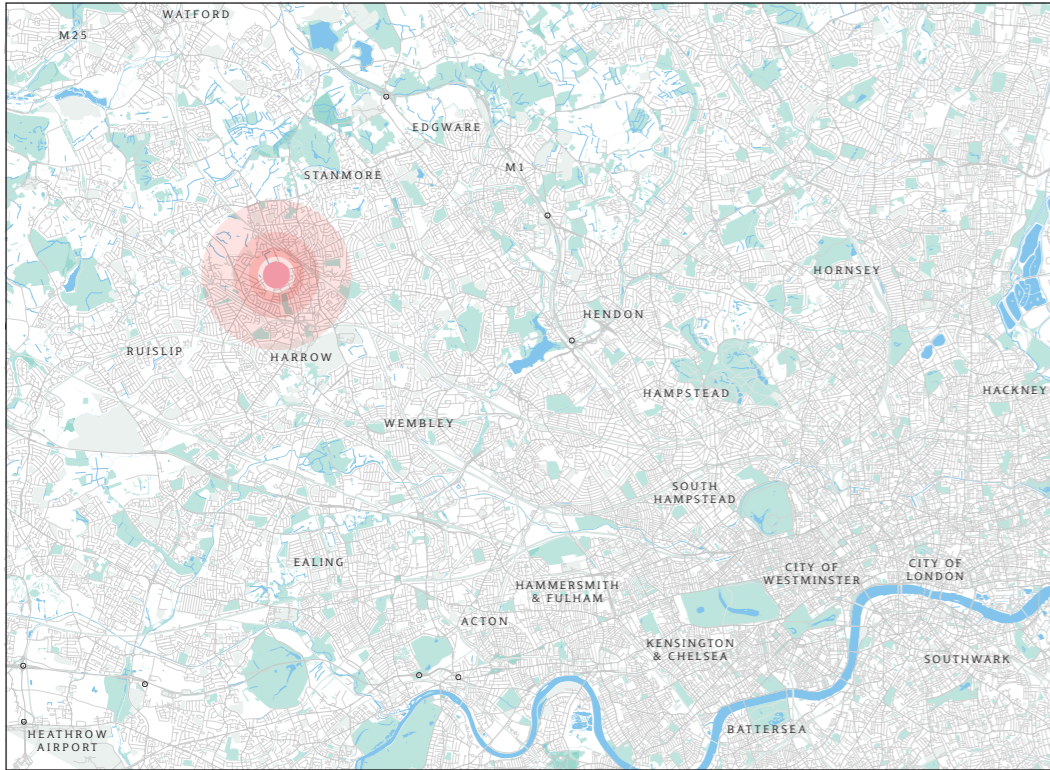


Homes in the heart of Harrow

Surrounded by excellent transport connections and steeped in local history, Eastman Village is an exciting new residential quarter conveniently located in the heart of Harrow. Home to the Kodak factory for 125 years, Eastman Village is set to revitalise this landmark site and create a community of more than

1,000 new homes. The first phase of the development will provide 460 one, two and three-bedroom apartments and three and four-bedroom houses.

An idyllic location for young professionals and families alike, this is your chance to own both a piece of local history and a part of Harrow's future.



Investing in Harrow's future

With Wealdstone High Street and Harrow and Wealdstone station within walking distance, and Harrow-on-the-Hill station and its surrounding shopping hub just one mile away, Eastman Village is perfectly situated for commuters and families.

A focal point for Harrow Council's regeneration plans, this exciting new development will play a crucial role in rejuvenating the local neighbourhood of Wealdstone – helping transform it into a diverse, cosmopolitan community.



Convenient connections to the city

Only 11 miles northwest of central London and surrounded by excellent transport links, commuting to the city and further afield from Eastman Village couldn't be easier. You'll find a bus to Harrow-on-the-Hill right on your doorstep, Harrow & Wealdstone station just a 10-minute walk away, and London airports under one hour's drive away.

By bus

5 minutes to St George's Shopping Centre

6 minutes to St Anne's Shopping Centre

7 minutes to Harrow-on-the-Hill Overground and Tube

On foot

10 minutes to Harrow & Wealdstone Overground and Tube

21 minutes to St George's Shopping Centre

23 minutes to St Anne's Shopping Centre

26 minutes to Harrow-on-the-Hill Overground and Tube

To London airports

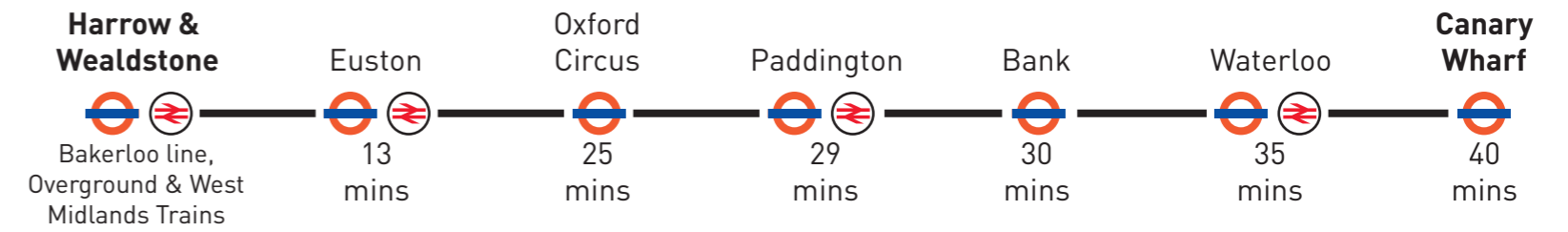
Heathrow
50-minute drive or
1 hour 10-minute tube ride

Gatwick
52-minute drive or
1 hour 15-minute train ride

Stansted
1 hour 12-minute drive or
1 hour 26-minute tube ride

London City Airport
1 hour 20-minute drive or
1 hour 24-minute tube ride

Travel times are approximate.
Sources: tfl.gov.uk and
maps.google.com



Living is easy in Eastman Village

Working with Harrow Council to contribute to wider regeneration plans, Barratt London is helping transform the local neighbourhood of Wealdstone with high-quality housing and new communal facilities. Providing over 1,000 of the 5,000 new homes promised as part of the council's 'Heart of Harrow' regeneration scheme – as well as plenty of open green space for local residents and a number of commercial units – Eastman Village is sure to be a thriving and exciting location for you to call home.

The first phase of the development will provide 460 one, two, three and four-bedroom homes. Most homes will have a balcony or terrace, and parking will also be available for selected two, three and four-bedroom homes.

Building on the legacy of the 125-year-old Kodak site, an expansive public park and communal gardens will surround the new homes at Eastman Village, with a series of pedestrian routes connecting Harrow View Road to the new park – perfect for al fresco gatherings with friends and family.

With excellent links to central London and further afield, a range of amenities close by and plenty of green open space, a home at the heart of this exciting new development coming to Harrow in 2019 could be yours.



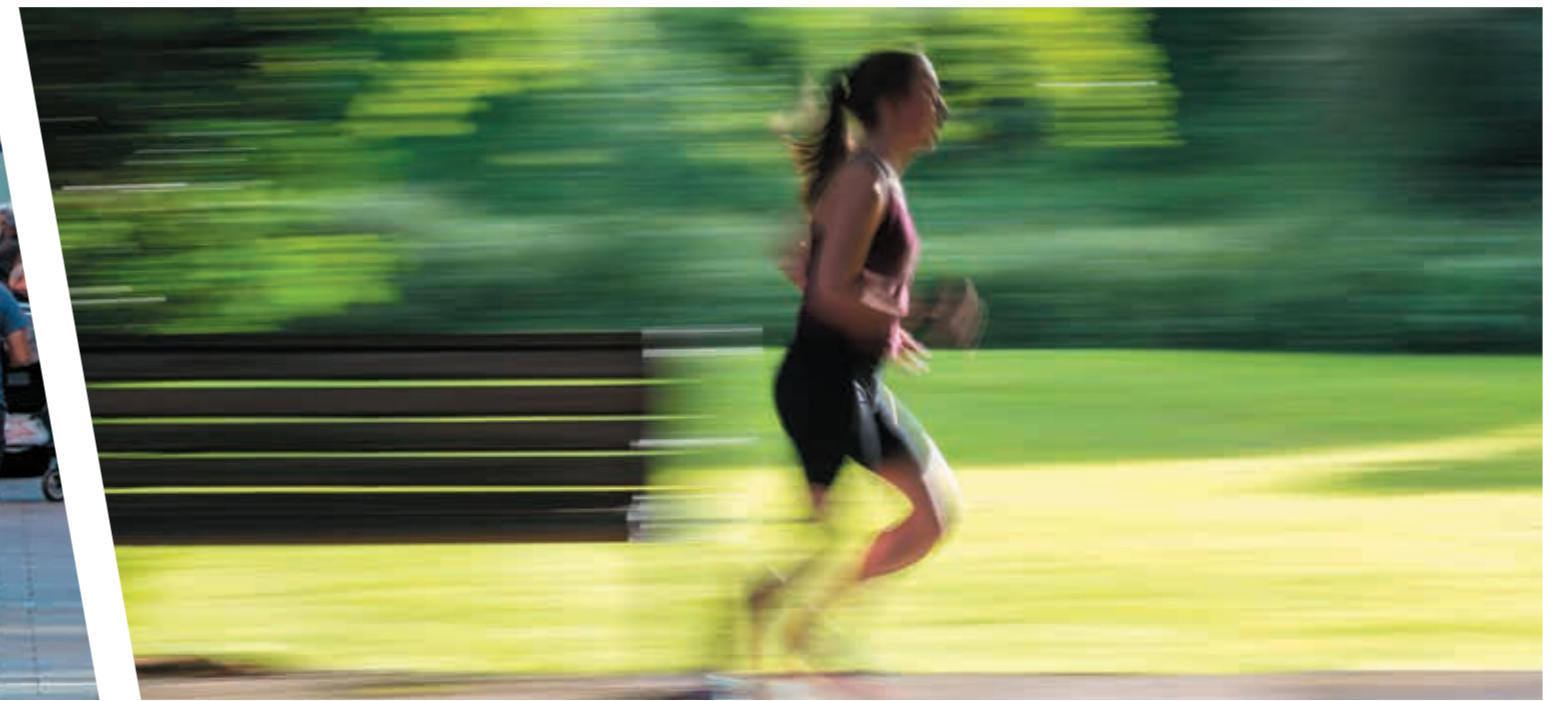


Airy interiors finished to perfection

Whether you choose a one, two or three-bedroom apartment or a three or four-bedroom house, you'll enjoy a home filled with light and style. Open-plan living areas feature floor-to-ceiling glazing allowing natural light to flood in, while kitchens are equipped with a range of modern appliances, making cooking and entertaining a pleasure. Contemporary bathrooms

and en suites, complete with stylish fittings in white and chrome, are finished with attractive ceramic wall and floor tiling.

Most homes have their own private balcony or terrace, providing an outdoor extension of your living space that's ideal for soaking up the sun and the vibrant surroundings of Eastman Village.



There's plenty to explore

Within minutes of Wealdstone High Street and Harrow and Wealdstone station, you'll be right in the centre of all the action living at Eastman Village, with buzzing high streets, open green space and easy transport access nearby. In just a 10-minute bus ride or 20-minute walk to the

commercial hub of Harrow, you'll find two shopping centres, a busy high street and over 300 metres of pedestrianised streets and roads to enjoy. Not to mention a wealth of parks, leisure facilities and entertainment hotspots for you to explore.



Headstone Manor & Museum



Harrow School



Bentley Priory Museum



St Anns shopping centre

Convenience, connections and culture on your doorstep

With excellent transport links, two shopping centres, open green spaces, a busy high street and a range of great

schools located nearby, Eastman Village is an idyllic location for both families and young professionals.

Education

Harrow's reputation for outstanding education precedes it, with over 80 nurseries and primary schools and more than 20 secondary schools in the borough.

Harrow Primary School, Harrow High School and Harrow College are all within a 20-minute bus ride of Eastman Village.

The prestigious, independent Harrow School for boys is also under two miles mile away.

Other noteworthy local schools include St Anselm's Catholic Primary School, rated 'Outstanding' by Ofsted, and The John Lyon School, a leading independent boys' school.

Local life

Love to shop? You'll find plenty of opportunities for some retail therapy close by, with both St Ann's and St George's shopping centres just a 4-minute drive away or a quick bus ride down the road. Alternatively, head to the boutique shops and artisan cafés of Harrow-on-the-Hill for a more village-like feel. If fitness is more your thing, there's a huge range of activities to try at

Harrow Leisure Centre, including a high climbing wall, swimming pool and gym with more than 160 stations. And when it comes to eating out, you'll be spoiled for choice with Wealdstone High Street's wide range of restaurants and cafés – including family-friendly Shobha's Rasoi and popular Meeting Palace – on your doorstep.

Getting out and about

If you're looking for a fun day out for all the family, head to Headstone Manor and Museum – just a 10-minute walk away from Eastman Village. Set within historic grounds, Harrow Local History Museum celebrates 1,200 years of history in Harrow with plenty to do, see and learn. Alternatively, Roxbourne Park is just a 20-minute bus ride away – perfect for walkers,

families and nature-enthusiasts alike, with football pitches, a children's play area, model steam railway and woodland walk situated within 26 hectares of open space. You can also find Northala Fields a 20-minute drive away: an award-winning country-style park with several fishing lakes, four artificial hills and a large field area.








Site plan

Eastman Village is being built on the site of the former Kodak factory in Wealdstone, Harrow. The development will eventually comprise over 1,000 new homes set amongst plenty of

landscaped, green open spaces. You'll also be conveniently located a short walk from the amenities of Wealdstone High Street, which include shops, restaurants, cafés and banks.



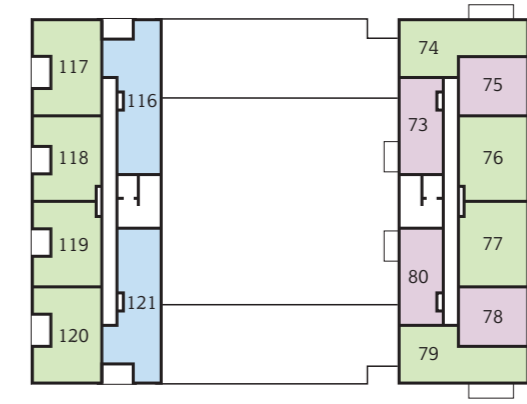
*subject to planning

-  One-bedroom apartments
-  Two-bedroom apartments
-  Three-bedroom apartments
-  Three-bedroom terraced house
-  Four-bedroom terraced house

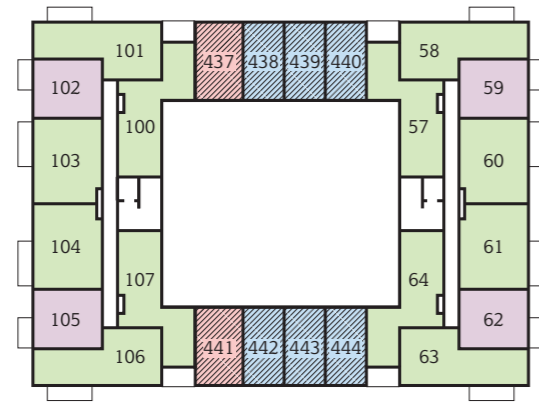
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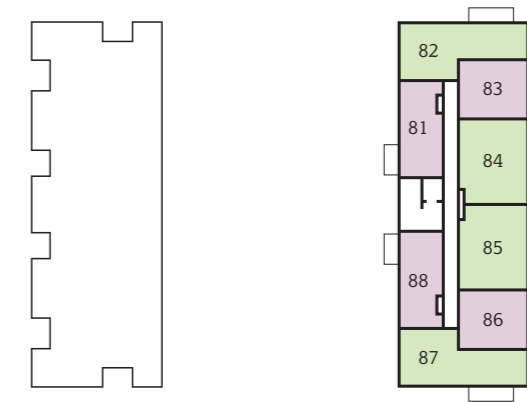
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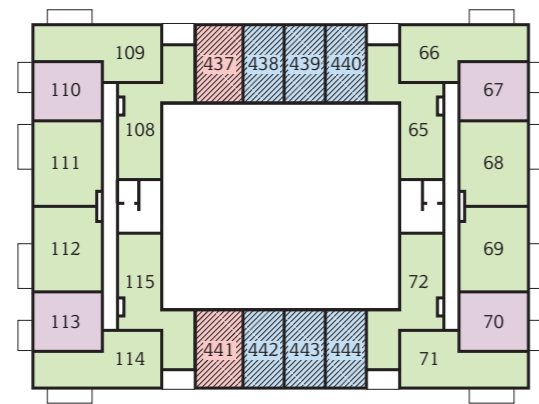
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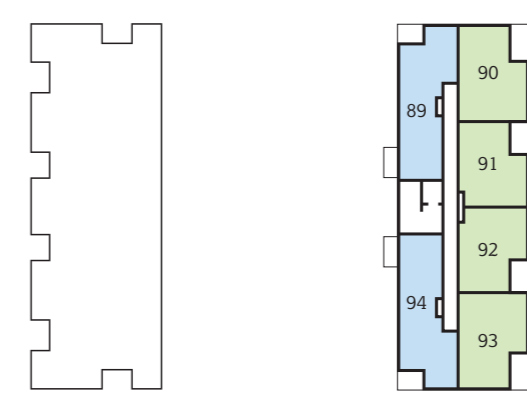
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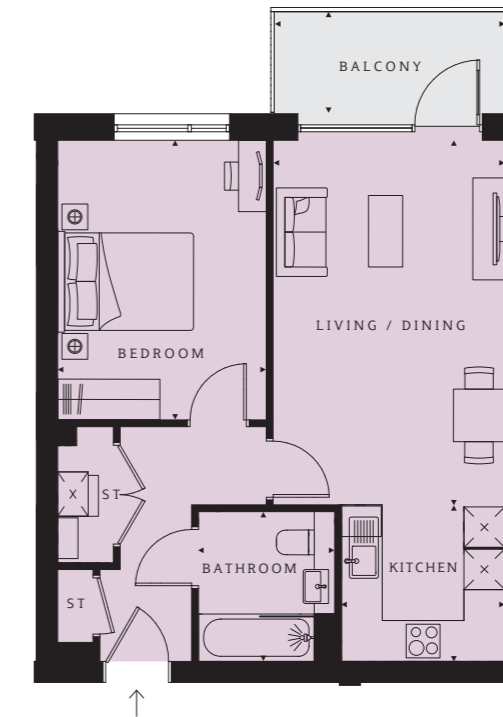
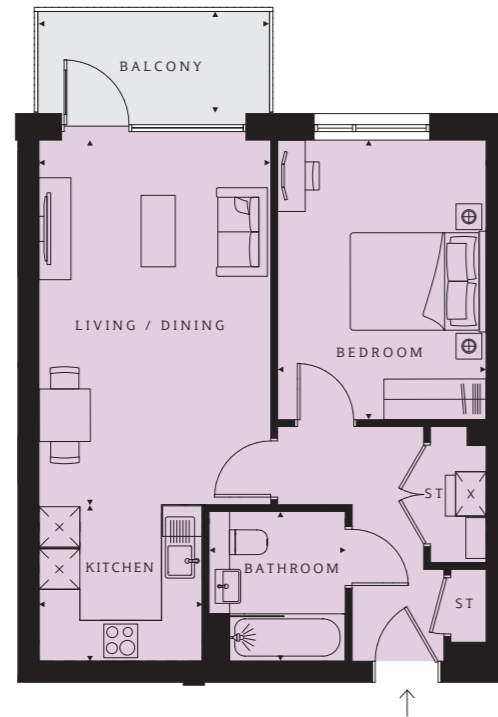
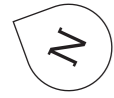
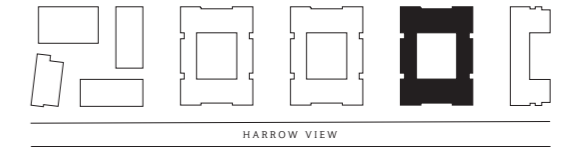
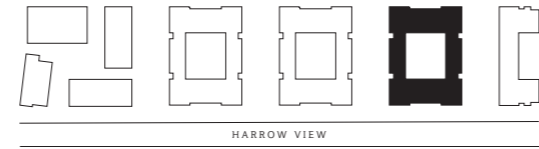
Level 2



Level 5



Rokeby Apartments 1 bedroom apartment



**PLOT 59 (1), 67 (2), 75 (3),
83 (4)**

Living/Dining
17'7" x 11'2" (5361 x 3400mm)

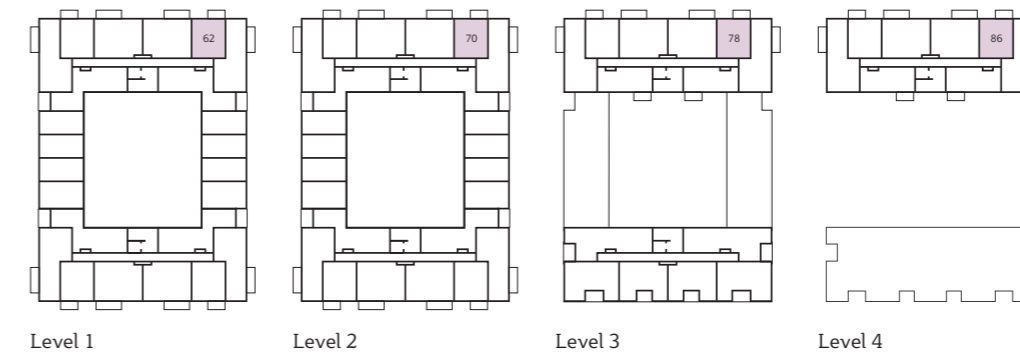
Kitchen
7'10" x 7'7" (2400 x 2300mm)

Bedroom
13'6" x 10'1" (4111 x 3070mm)

Bathroom
7'3" x 6'7" (2200 x 2000mm)

TOTAL AREA
541.7 sq ft (50.3 sq m)

Balcony
11'0" x 4'11" (3350 x 1500mm)



**PLOT 62 (1), 70 (2), 78 (3),
86 (4)**

Living/Dining
17'7" x 11'2" (5361 x 3400mm)

Kitchen
7'10" x 7'7" (2400 x 2300mm)

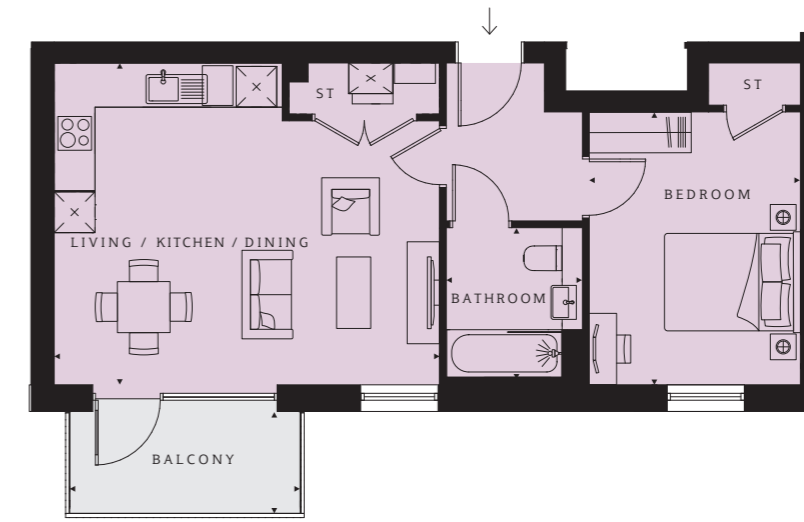
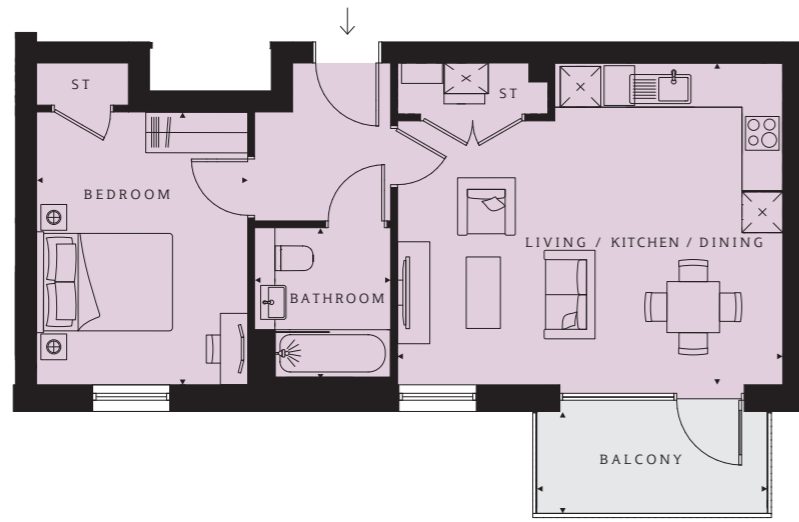
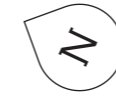
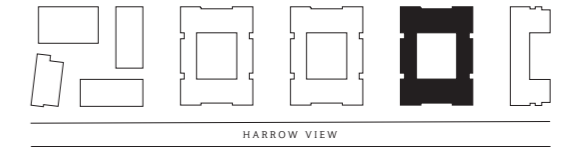
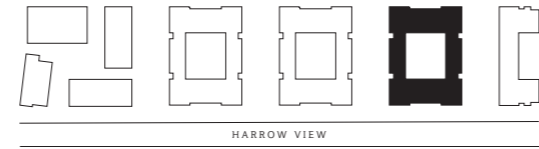
Bedroom
13'6" x 10'1" (4111 x 3070mm)

Bathroom
7'3" x 6'7" (2200 x 2000mm)

TOTAL AREA
541.7 sq ft (50.3 sq m)

Balcony
11'0" x 4'11" (3350 x 1500mm)

Rokeby Apartments
1 bedroom
apartment



Level 3

Level 4

PLOT 73 (3), 81 (4)

Living/Kitchen/Dining
18'7" x 15'6" (5660 x 4731mm)

Bedroom
13'2" x 10'2" (4011 x 3103mm)

Bathroom
7'3" x 6'7" (2203 x 2000mm)

TOTAL AREA
539.5 sq ft (50.1 sq m)

Balcony
11'1" x 4'11" (3385 x 1500mm)



Level 3

Level 4

PLOT 80 (3), 88 (4)

Living/Kitchen/Dining
18'7" x 15'6" (5660 x 4731mm)

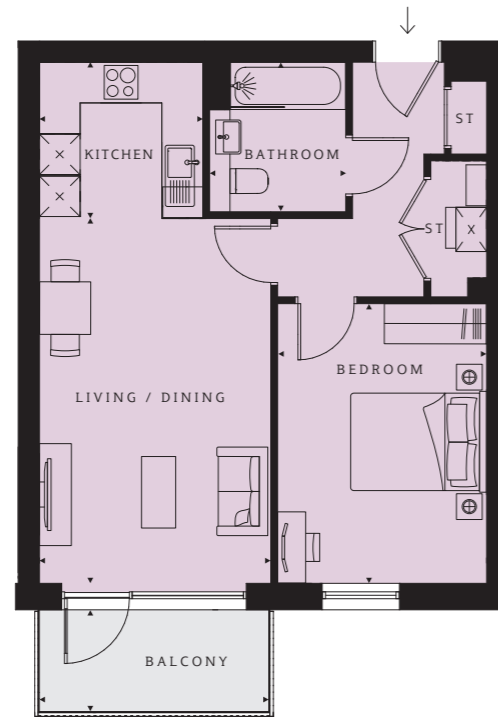
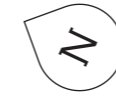
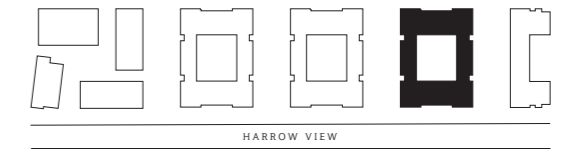
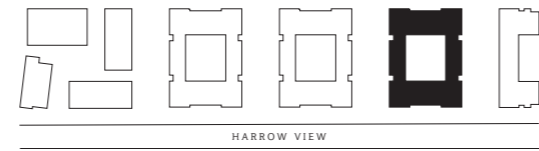
Bedroom
13'2" x 10'2" (4011 x 3103mm)

Bathroom
7'3" x 6'7" (2203 x 2000mm)

TOTAL AREA
539.5 sq ft (50.1 sq m)

Balcony
11'1" x 4'11" (3385 x 1500mm)

Rokeby Apartments 1 bedroom apartment



Level 1

Level 2

PLOT 102 (1), 110 (2)

Living/Dining
17'7" x 11'2" (5361 x 3400mm)

Kitchen
7'10" x 7'7" (2400 x 2300mm)

Bedroom
13'6" x 10'1" (4111 x 3070mm)

Bathroom
7'3" x 6'7" (2200 x 2000mm)

TOTAL AREA
541.7 sq ft (50.3 sq m)

Balcony
11'0" x 4'11" (3350 x 1500mm)



Level 1

Level 2

PLOT 105 (1), 113 (2)

Living/Dining
17'7" x 11'2" (5361 x 3400mm)

Kitchen
7'10" x 7'7" (2400 x 2300mm)

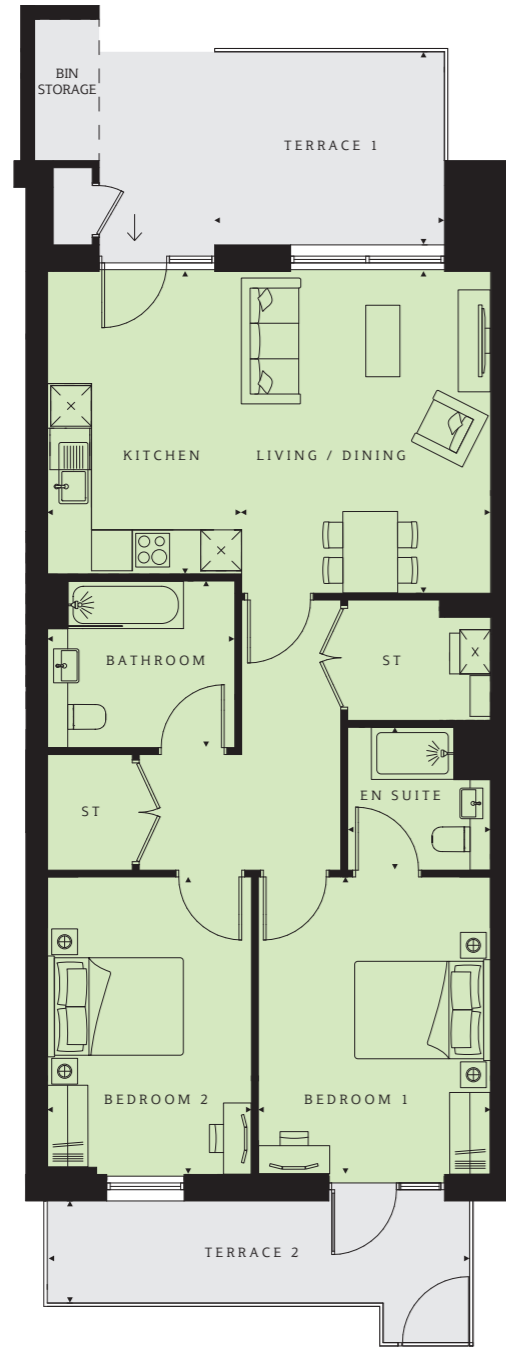
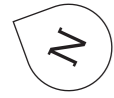
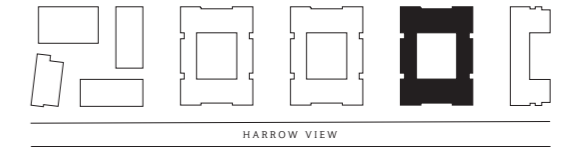
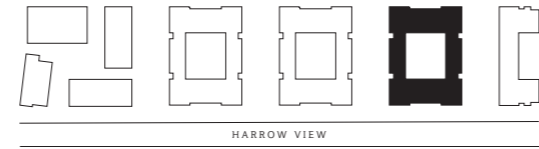
Bedroom
13'6" x 10'1" (4111 x 3070mm)

Bathroom
7'3" x 6'7" (2200 x 2000mm)

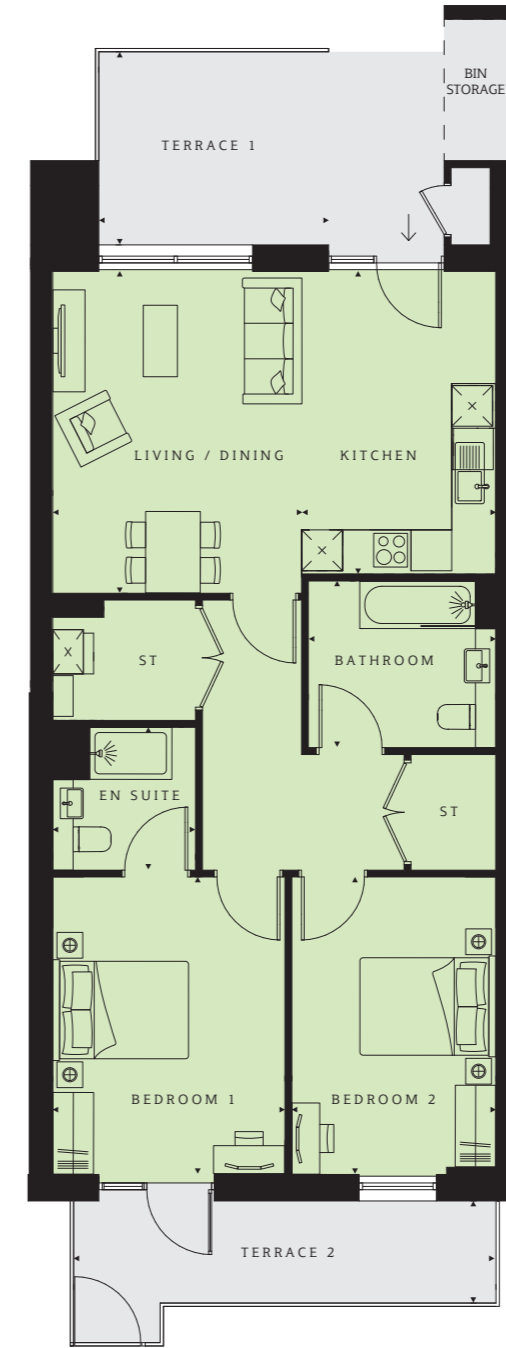
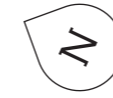
TOTAL AREA
541.7 sq ft (50.3 sq m)

Balcony
11'0" x 4'11" (3350 x 1500mm)

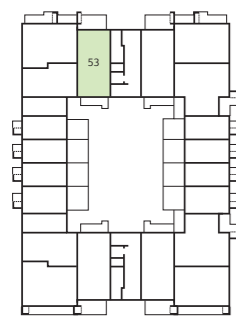
Rokeby Apartments 2 bedroom apartment



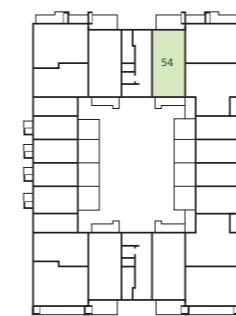
-
- PLOT 53 (0)**
-
- Living/Dining**
15'6" x 12'0" (4730 x 3657mm)
-
- Kitchen**
14'7" x 9'4" (4451 x 2855mm)
-
- Bedroom 1**
14'4" x 11'2" (4373 x 3412mm)
-
- En suite**
6'11" x 6'11" (2100 x 2100mm)
-
- Bedroom 2**
14'4" x 9'10" (4373 x 3000mm)
-
- Bathroom**
9'0" x 8'0" (2755 x 2450mm)
-
- TOTAL AREA**
930.5 sq ft (86.4 sq m)
-
- Terrace 1**
11'1" x 9'4" (3375 x 2837mm)
-
- Terrace 2**
20'4" x 4'11" (6205 x 1500mm)



-
- PLOT 54 (0)**
-
- Living/Dining**
15'6" x 12'0" (4730 x 3657mm)
-
- Kitchen**
14'7" x 9'4" (4451 x 2855mm)
-
- Bedroom 1**
14'4" x 11'2" (4373 x 3412mm)
-
- En suite**
6'11" x 6'11" (2100 x 2100mm)
-
- Bedroom 2**
14'4" x 9'10" (4373 x 3000mm)
-
- Bathroom**
9'0" x 8'0" (2755 x 2450mm)
-
- TOTAL AREA**
930.5 sq ft (86.4 sq m)
-
- Terrace 1**
11'1" x 9'4" (3375 x 2837mm)
-
- Terrace 2**
20'4" x 4'11" (6205 x 1500mm)

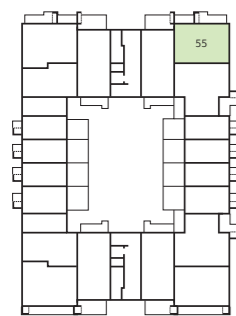
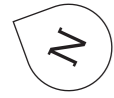
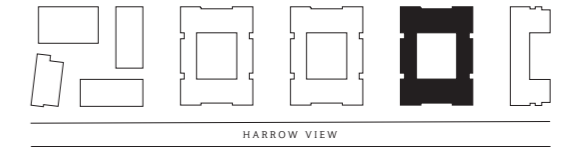
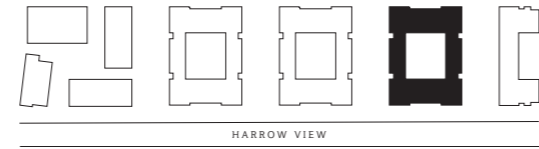


Level 0



Level 0

Rokeby Apartments 2 bedroom apartment



Level 0

PLOT 55 (0)
Living/Dining 16'7" x 13'4" (5061 x 4071mm)
Kitchen 10'8" x 8'6" (3241 x 2600mm)
Bedroom 1 13'0" x 9'6" (3961 x 2900mm)
En suite 6'11" x 5'9" (2100 x 1750mm)
Bedroom 2 12'10" x 11'10" (3900 x 3600mm)
Bathroom 8'6" x 8'2" (2600 x 2500mm)
TOTAL AREA 889.8 sq ft (82.7 sq m)
Terrace 1 12'8" x 5'3" (3873 x 1600mm)
Terrace 2 12'0" x 5'3" (3653 x 1600mm)

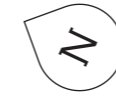
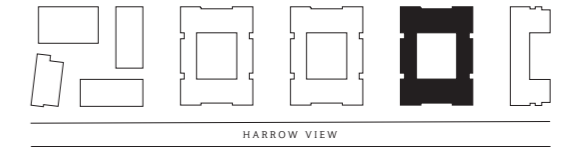
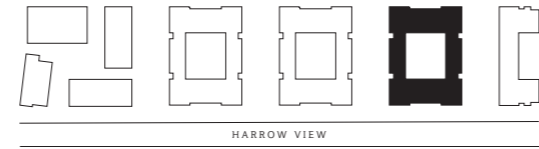


Level 1

Level 2

PLOT 57 (1), 65 (2)
Living/Kitchen/Dining 21'5" x 12'0" (6524 x 3667mm)
Bedroom 1 11'0" x 10'1" (3350 x 3080mm)
En suite 6'7" x 5'1" (2000 x 1550mm)
Bedroom 2 13'4" x 9'5" (4062 x 2861mm)
Bathroom 7'3" x 6'7" (2200 x 2000mm)
TOTAL AREA 803.7 sq ft (74.7 sq m)
Terrace 11'6" x 6'10" (3498 x 2079mm)

Rokeby Apartments 2 bedroom apartment



Level 1 Level 2

PLOT 58 (1), 66 (2)

Living/Kitchen/Dining
23'4" x 12'10" (7100 x 3911mm)

Bedroom 1
13'11" x 9'4" (4241 x 2841mm)

En suite
6'7" x 5'1" (2000 x 1550mm)

Bedroom 2
12'4" x 9'4" (3770 x 2851mm)

Bathroom
7'3" x 6'7" (2200 x 2000mm)

TOTAL AREA
781.9 sq ft (72.6 sq m)

Balcony
16'8" x 4'11" (5073 x 1500mm)



Level 1 Level 2 Level 3 Level 4

PLOT 60 (1), 68 (2), 76 (3), 84 (4)

Living/Dining
17'7" x 12'5" (5360 x 3788mm)

Kitchen
9'4" x 7'7" (2850 x 2300mm)

Bedroom 1
15'11" x 9'0" (4841 x 2755mm)

En suite
6'11" x 5'5" (2100 x 1655mm)

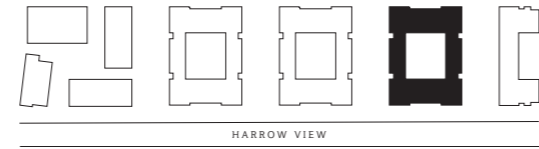
Bedroom 2
13'10" x 9'5" (4211 x 2870mm)

Bathroom
7'3" x 6'7" (2200 x 2000mm)

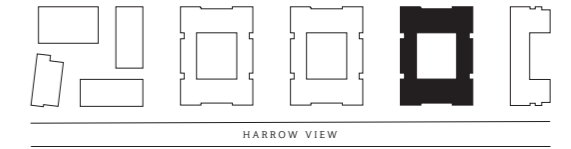
TOTAL AREA
780.9 sq ft (72.5 sq m)

Balcony
16'7" x 4'11" (5063 x 1500mm)

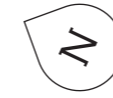
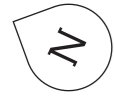
Rokeby Apartments 2 bedroom apartment



HARROW VIEW



HARROW VIEW



Level 1 Level 2 Level 3 Level 4

PLOT 61 (1), 69 (2), 77 (3), 85 (4)

Living/Dining
17'7" x 12'5" (5360 x 3788mm)

Kitchen
9'4" x 7'7" (2850 x 2300mm)

Bedroom 1
15'11" x 9'0" (4841 x 2755mm)

En suite
6'11" x 5'5" (2100 x 1655mm)

Bedroom 2
13'10" x 9'5" (4211 x 2870mm)

Bathroom
7'3" x 6'7" (2200 x 2000mm)

TOTAL AREA
780.9 sq ft (72.5 sq m)

Balcony
16'7" x 4'11" (5063 x 1500mm)



Level 1 Level 2

PLOT 63 (1), 71 (2)

Living/Kitchen/Dining
23'4" x 12'10" (7100 x 3911mm)

Bedroom 1
13'11" x 9'4" (4241 x 2841mm)

En suite
6'7" x 5'1" (2000 x 1550mm)

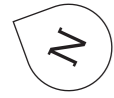
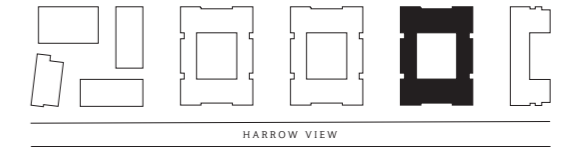
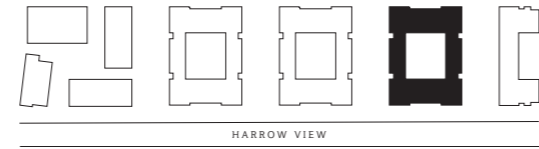
Bedroom 2
12'4" x 9'4" (3770 x 2851mm)

Bathroom
7'3" x 6'7" (2200 x 2000mm)

TOTAL AREA
781.9 sq ft (72.6 sq m)

Balcony
16'8" x 4'11" (5073 x 1500mm)

Rokeby Apartments 2 bedroom apartment



Level 1 Level 2

PLOT 64 (1), 72 (2)

Living/Kitchen/Dining
21'5" x 12'0" (6524 x 3667mm)

Bedroom 1
11'0" x 10'1" (3350 x 3080mm)

En suite
6'7" x 5'1" (2000 x 1550mm)

Bedroom 2
13'4" x 9'5" (4062 x 2861mm)

Bathroom
7'3" x 6'7" (2200 x 2000mm)

TOTAL AREA
803.7 sq ft (74.7 sq m)

Terrace
11'6" x 6'10" (3498 x 2079mm)



Level 3 Level 4

PLOT 74 (3), 82 (4)

Living/Kitchen/Dining
23'4" x 12'10" (7100 x 3911mm)

Bedroom 1
13'11" x 9'4" (4241 x 2841mm)

En suite
6'7" x 5'1" (2000 x 1550mm)

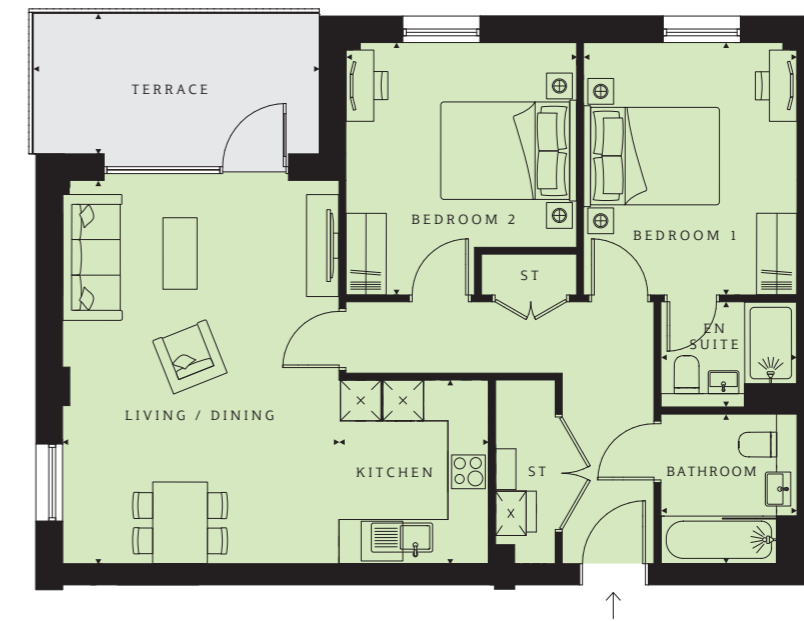
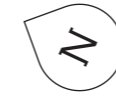
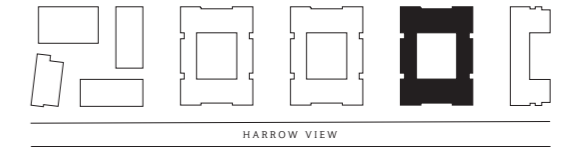
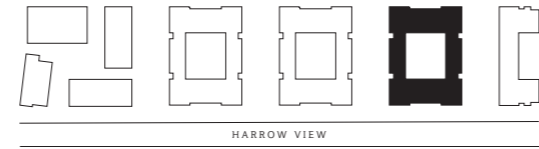
Bedroom 2
12'4" x 9'4" (3770 x 2851mm)

Bathroom
7'3" x 6'7" (2200 x 2000mm)

TOTAL AREA
781.9 sq ft (72.6 sq m)

Balcony
16'8" x 4'11" (5073 x 1500mm)

Rokeby Apartments 2 bedroom apartment



Level 3 Level 4



Level 5

PLOT 79 (3), 87 (4)

Living/Kitchen/Dining
23'4" x 12'10" (7100 x 3911mm)

Bedroom 1
13'11" x 9'4" (4241 x 2841mm)

En suite
6'7" x 5'1" (2000 x 1550mm)

Bedroom 2
12'4" x 9'4" (3770 x 2851mm)

Bathroom
7'3" x 6'7" (2200 x 2000mm)

TOTAL AREA
781.9 sq ft (72.6 sq m)

Balcony
16'8" x 4'11" (5073 x 1500mm)

PLOT 90 (5)

Living/Dining
18'6" x 13'4" (5636 x 4063mm)

Kitchen
8'10" x 7'3" (2700 x 2200mm)

Bedroom 1
12'2" x 10'3" (3711 x 3135mm)

En suite
6'7" x 5'1" (2000 x 1550mm)

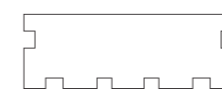
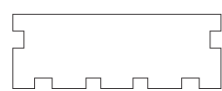
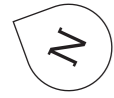
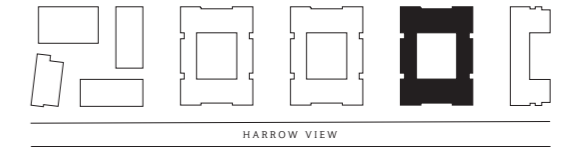
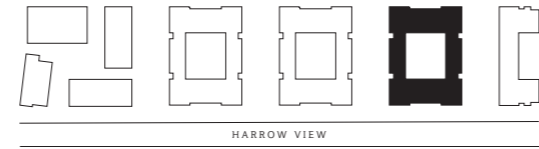
Bedroom 2
12'2" x 11'2" (3711 x 3393mm)

Bathroom
7'3" x 6'7" (2200 x 2000mm)

TOTAL AREA
799.0 sq ft (74.2 sq m)

Terrace
13'8" x 6'9" (4163 x 2065mm)

Rokeby Apartments 2 bedroom apartment



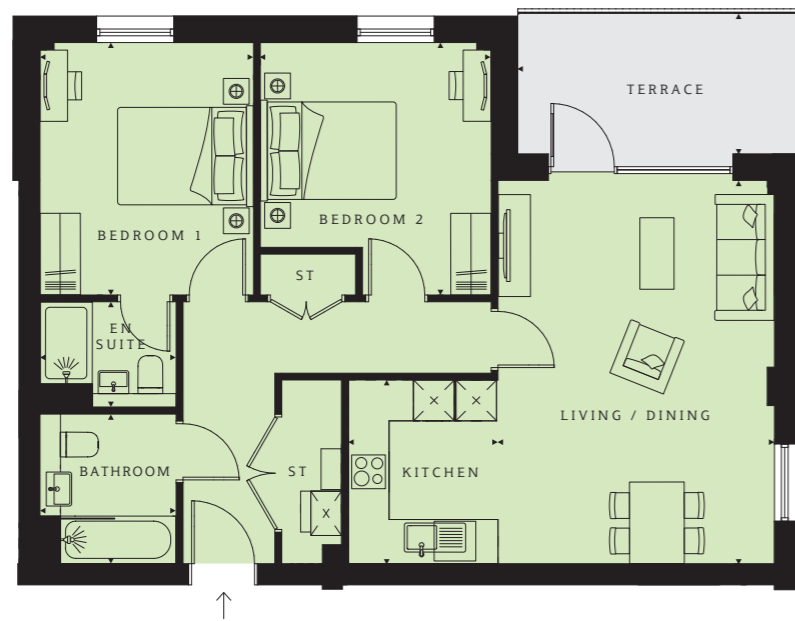
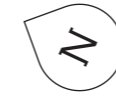
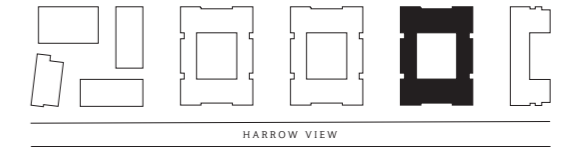
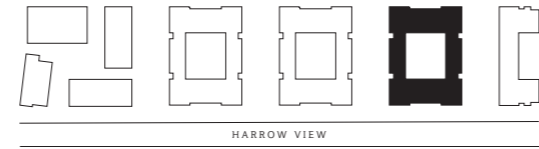
Level 5

Level 5

PLOT 91 (5)
Living/Kitchen/Dining 18'6" x 12'4" (5635 x 3762mm)
Bedroom 1 15'11" x 9'10" (4841 x 3000mm)
En suite 6'11" x 5'5" (2100 x 1654mm)
Bedroom 2 13'10" x 8'8" (4211 x 2651mm)
Bathroom 7'3" x 6'7" (2200 x 2000mm)
TOTAL AREA 696.7 sq ft (64.7 sq m)
Terrace 11'1" x 6'9" (3385 x 2065mm)

PLOT 92 (5)
Living/Kitchen/Dining 18'6" x 12'4" (5635 x 3762mm)
Bedroom 1 15'11" x 9'10" (4841 x 3000mm)
En suite 6'11" x 5'5" (2100 x 1654mm)
Bedroom 2 13'10" x 8'8" (4211 x 2651mm)
Bathroom 7'3" x 6'7" (2200 x 2000mm)
TOTAL AREA 696.7 sq ft (64.7 sq m)
Terrace 11'1" x 6'9" (3385 x 2065mm)

Rokeby Apartments 2 bedroom apartment



PLOT 93 (5)

Living/Dining
18'6" x 13'4" (5636 x 4063mm)

Kitchen
8'10" x 7'3" (2700 x 2200mm)

Bedroom 1
12'2" x 10'3" (3711 x 3135mm)

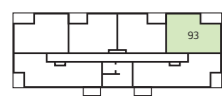
En suite
6'7" x 5'1" (2000 x 1550mm)

Bedroom 2
12'2" x 11'2" (3711 x 3393mm)

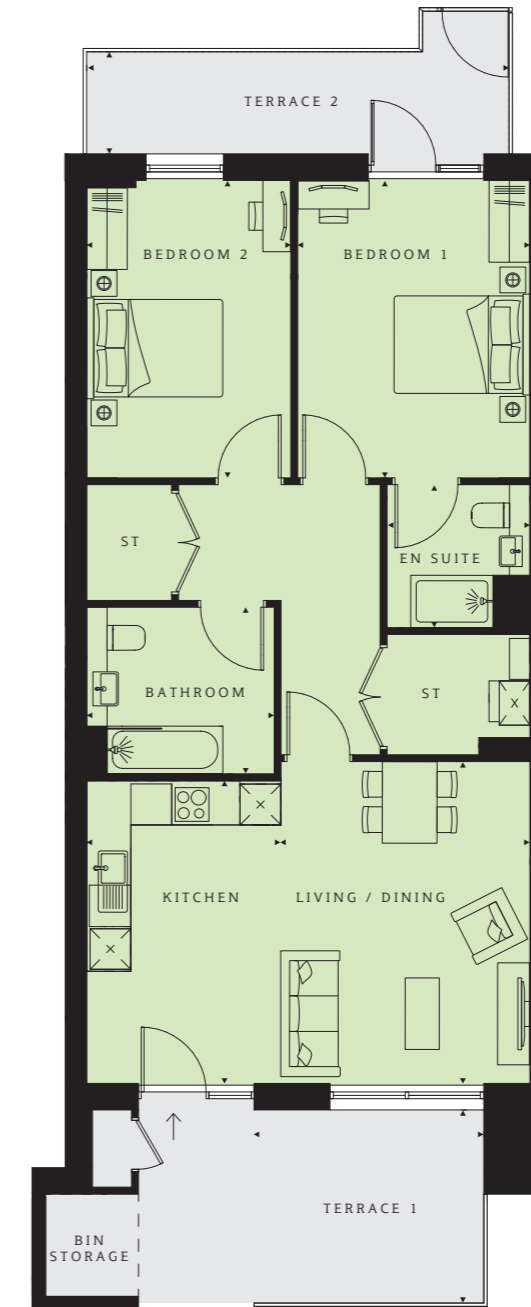
Bathroom
7'3" x 6'7" (2200 x 2000mm)

TOTAL AREA
799.0 sq ft (74.2 sq m)

Terrace
13'8" x 6'9" (4163 x 2065mm)



Level 5



PLOT 97 (0)

Living/Dining
15'6" x 12'0" (4730 x 3657mm)

Kitchen
14'7" x 9'4" (4451 x 2855mm)

Bedroom 1
14'4" x 11'2" (4373 x 3412mm)

En suite
6'11" x 6'11" (2100 x 2100mm)

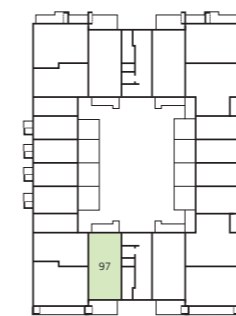
Bedroom 2
14'4" x 9'10" (4373 x 3000mm)

Bathroom
9'0" x 8'0" (2755 x 2450mm)

TOTAL AREA
930.5 sq ft (86.4 sq m)

Terrace 1
11'1" x 9'4" (3375 x 2838mm)

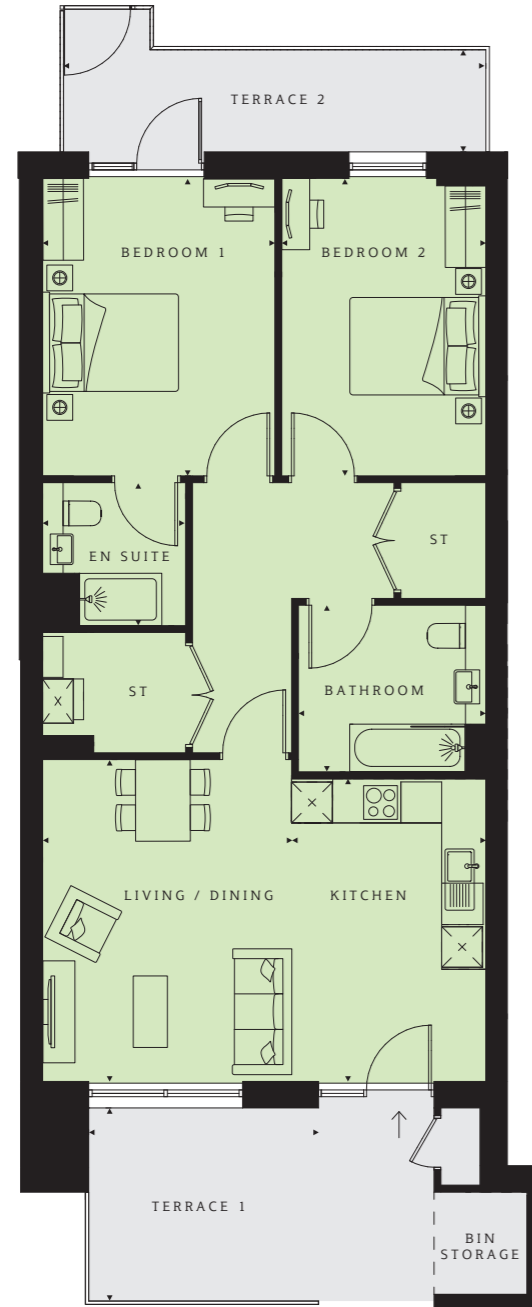
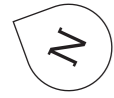
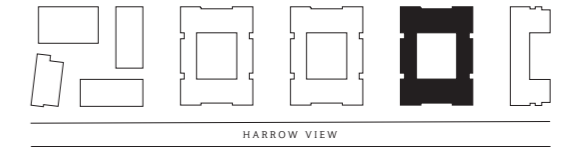
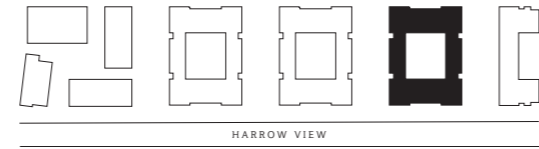
Terrace 2
20'4" x 4'11" (6205 x 1500mm)



Level 0

Rokeby Apartments

2 bedroom apartment



PLOT 98 (0)

Living/Dining
15'6" x 12'0" (4730 x 3657mm)

Kitchen
14'7" x 9'4" (4451 x 2855mm)

Bedroom 1
14'4" x 11'2" (4373 x 3412mm)

En suite
6'11" x 6'11" (2100 x 2100mm)

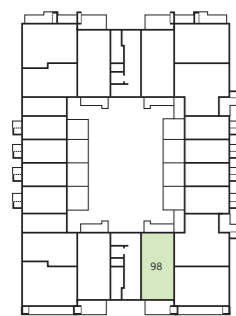
Bedroom 2
14'4" x 9'10" (4373 x 3000mm)

Bathroom
9'0" x 8'0" (2755 x 2450mm)

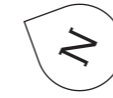
TOTAL AREA
930.5 sq ft (86.4 sq m)

Terrace 1
11'1" x 9'4" (3375 x 2838mm)

Terrace 2
20'4" x 4'11" (6205 x 1500mm)



Level 0



PLOT 99 (0)

Living/Dining
16'7" x 13'4" (5061 x 4071mm)

Kitchen
10'8" x 8'6" (3241 x 2600mm)

Bedroom 1
13'0" x 9'6" (3961 x 2900mm)

En suite
6'11" x 5'9" (2100 x 1750mm)

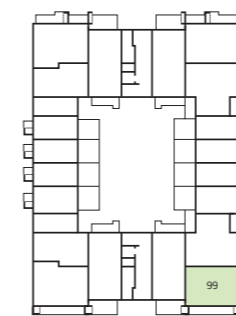
Bedroom 2
12'10" x 11'10" (3900 x 3600mm)

Bathroom
8'6" x 8'2" (2600 x 2500mm)

TOTAL AREA
889.8 sq ft (82.7 sq m)

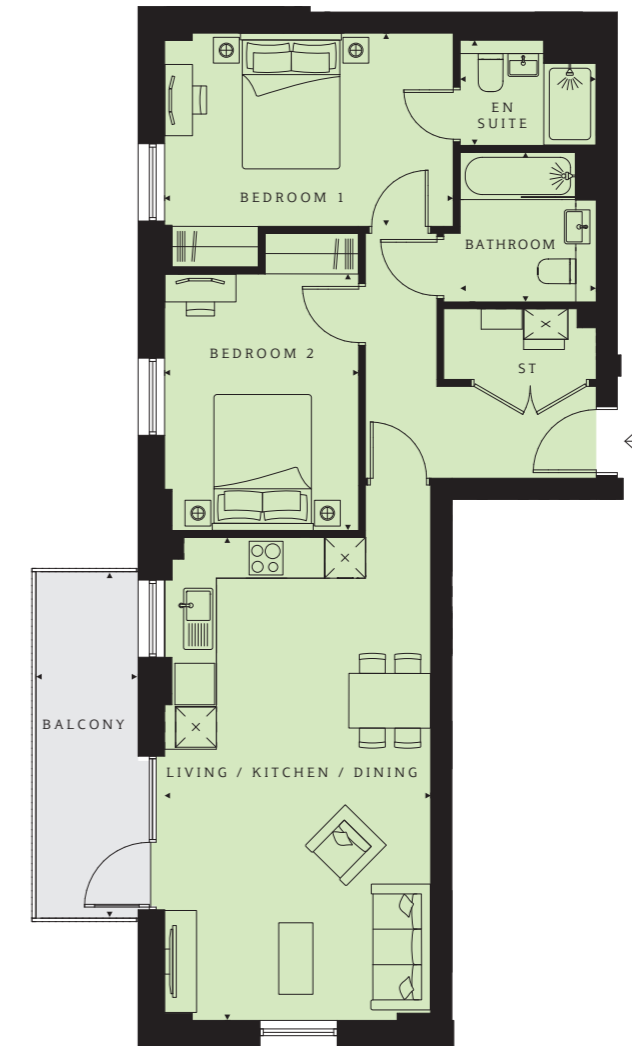
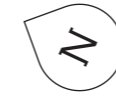
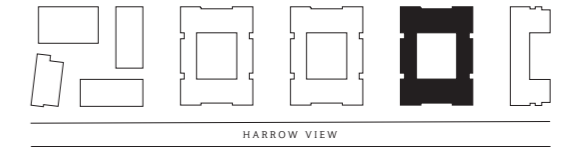
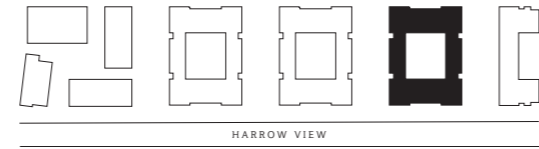
Terrace 1
16'0" x 5'3" (4885 x 1600mm)

Terrace 2
10'0" x 5'3" (3037 x 1600mm)



Level 0

Rokeby Apartments 2 bedroom apartment



Level 1

Level 2

PLOT 100 (1), 108 (2)

Living/Kitchen/Dining
21'5" x 12'0" (6524 x 3667mm)

Bedroom 1
11'0" x 10'1" (3350 x 3080mm)

En suite
6'7" x 5'1" (2000 x 1550mm)

Bedroom 2
13'4" x 9'5" (4062 x 2861mm)

Bathroom
7'3" x 6'7" (2200 x 2000mm)

TOTAL AREA
803.7 sq ft (74.7 sq m)

Terrace
11'6" x 6'10" (3498 x 2079mm)



Level 1

Level 2

PLOT 101 (1), 109 (2)

Living/Kitchen/Dining
23'4" x 12'10" (7100 x 3911mm)

Bedroom 1
13'11" x 9'4" (4241 x 2841mm)

En suite
6'7" x 5'1" (2000 x 1550mm)

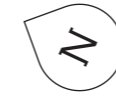
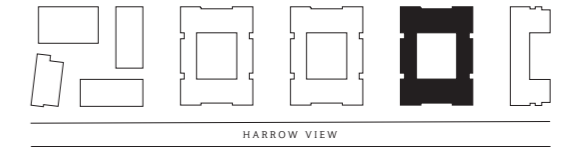
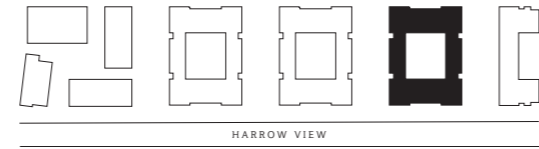
Bedroom 2
12'4" x 9'4" (3770 x 2851mm)

Bathroom
7'3" x 6'7" (2200 x 2000mm)

TOTAL AREA
781.9 sq ft (72.6 sq m)

Balcony
16'8" x 4'11" (5073 x 1500mm)

Rokeby Apartments 2 bedroom apartment



Level 1

Level 2

PLOT 103 (1), 111 (2)

Living/Dining
17'7" x 12'5" (5360 x 3793mm)

Kitchen
9'4" x 7'7" (2850 x 2300mm)

Bedroom 1
15'11" x 9'0" (4841 x 2750mm)

En suite
6'11" x 5'5" (2100 x 1655mm)

Bedroom 2
13'10" x 9'5" (4211 x 2870mm)

Bathroom
7'3" x 6'7" (2200 x 2000mm)

TOTAL AREA
780.9 sq ft (72.5 sq m)

Balcony
16'7" x 4'11" (5063 x 1500mm)



Level 1

Level 2

PLOT 104 (1), 112 (2)

Living/Dining
17'7" x 12'5" (5360 x 3793mm)

Kitchen
9'4" x 7'7" (2850 x 2300mm)

Bedroom 1
15'11" x 9'0" (4841 x 2750mm)

En suite
6'11" x 5'5" (2100 x 1655mm)

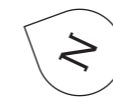
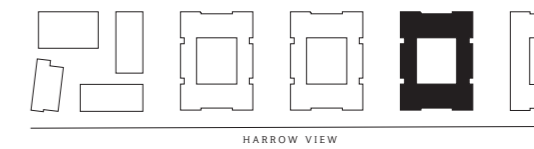
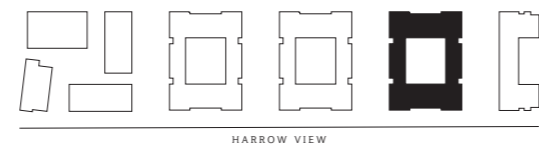
Bedroom 2
13'10" x 9'5" (4211 x 2870mm)

Bathroom
7'3" x 6'7" (2200 x 2000mm)

TOTAL AREA
780.9 sq ft (72.5 sq m)

Balcony
16'7" x 4'11" (5063 x 1500mm)

Rokeby Apartments 2 bedroom apartment



Level 1 Level 2

PLOT 106 (1), 114 (2)

Living/Kitchen/Dining
23'4" x 12'10" (7100 x 3911mm)

Bedroom 1
13'11" x 9'4" (4241 x 2841mm)

En suite
6'7" x 5'1" (2000 x 1550mm)

Bedroom 2
12'4" x 9'4" (3770 x 2851mm)

Bathroom
7'3" x 6'7" (2200 x 2000mm)

TOTAL AREA
781.9 sq ft (72.6 sq m)

Balcony
16'8" x 4'11" (5073 x 1500mm)



Level 1 Level 2

PLOT 107 (1), 115 (2)

Living/Kitchen/Dining
21'5" x 12'0" (6524 x 3667mm)

Bedroom 1
11'0" x 10'1" (3350 x 3080mm)

En suite
6'7" x 5'1" (2000 x 1550mm)

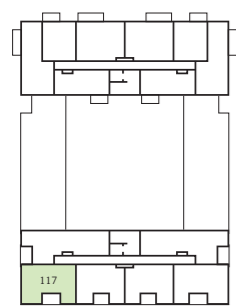
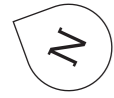
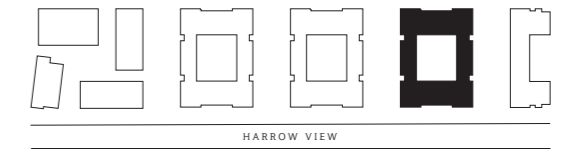
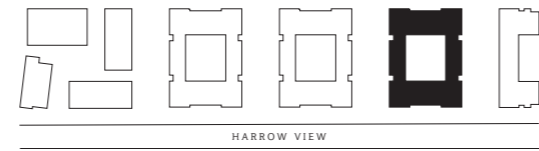
Bedroom 2
13'4" x 9'5" (4062 x 2861mm)

Bathroom
7'3" x 6'7" (2200 x 2000mm)

TOTAL AREA
803.7 sq ft (74.7 sq m)

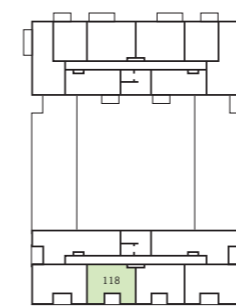
Terrace
11'6" x 6'10" (3498 x 2079mm)

Rokeby Apartments 2 bedroom apartment



Level 3

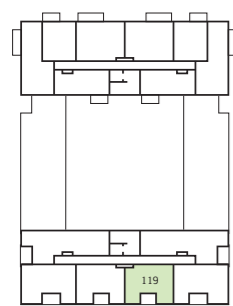
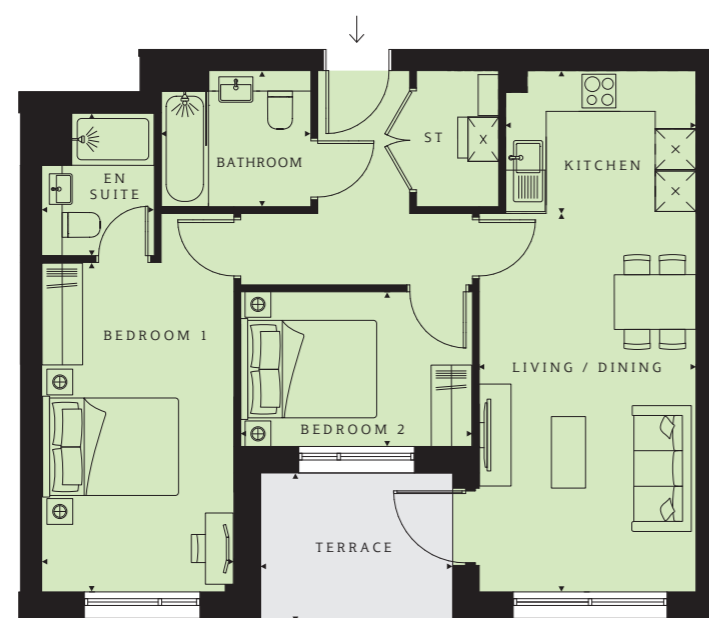
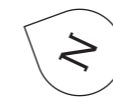
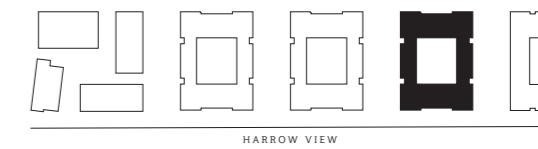
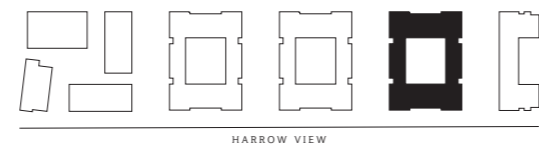
PLOT 117 (3)
Living/Dining 17'6" x 12'7" (5334 x 3824mm)
Kitchen 12'7" x 7'7" (3824 x 2315mm)
Bedroom 1 12'2" x 9'2" (3710 x 2803mm)
En suite 6'7" x 5'1" (2000 x 1550mm)
Bedroom 2 11'7" x 11'4" (3523 x 3447mm)
Bathroom 7'3" x 6'7" (2200 x 2000mm)
TOTAL AREA 793.5 sq ft (73.7 sq m)
Terrace 11'1" x 7'2" (3385 x 2178mm)



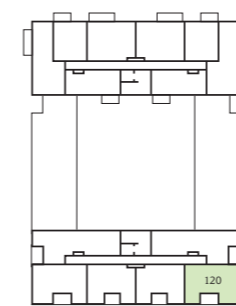
Level 3

PLOT 118 (3)
Living/Dining 18'3" x 10'5" (5561 x 3186mm)
Kitchen 9'2" x 6'11" (2800 x 2100mm)
Bedroom 1 15'11" x 9'3" (4841 x 2825mm)
En suite 6'11" x 5'5" (2100 x 1655mm)
Bedroom 2 11'2" x 7'6" (3401 x 2275mm)
Bathroom 7'3" x 6'7" (2200 x 2000mm)
TOTAL AREA 698.0 sq ft (64.9 sq m)
Terrace 9'3" x 7'2" (2823 x 2175mm)

Rokeby Apartments 2 bedroom apartment



Level 3



Level 3

PLOT 119 (3)

Living/Dining
18'3" x 10'5" (5561 x 3186mm)

Kitchen
9'2" x 6'11" (2800 x 2100mm)

Bedroom 1
15'11" x 9'3" (4841 x 2825mm)

En suite
6'11" x 5'5" (2100 x 1655mm)

Bedroom 2
11'2" x 7'6" (3401 x 2275mm)

Bathroom
7'3" x 6'7" (2200 x 2000mm)

TOTAL AREA
698.0 sq ft (64.9 sq m)

Terrace
9'3" x 7'2" (2823 x 2175mm)

PLOT 120 (3)

Living/Dining
17'6" x 12'7" (5334 x 3824mm)

Kitchen
12'7" x 7'7" (3824 x 2315mm)

Bedroom 1
12'2" x 9'2" (3710 x 2803mm)

En suite
6'7" x 5'1" (2000 x 1550mm)

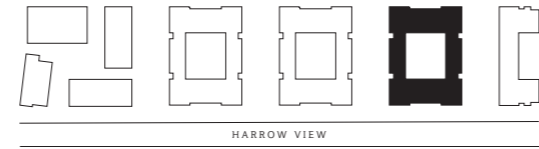
Bedroom 2
11'7" x 11'4" (3523 x 3447mm)

Bathroom
7'3" x 6'7" (2200 x 2000mm)

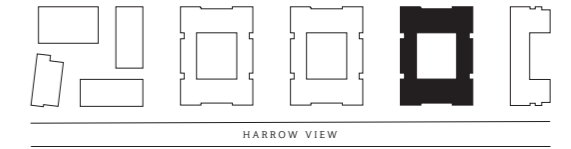
TOTAL AREA
793.5 sq ft (73.7 sq m)

Terrace
11'1" x 7'2" (3385 x 2178mm)

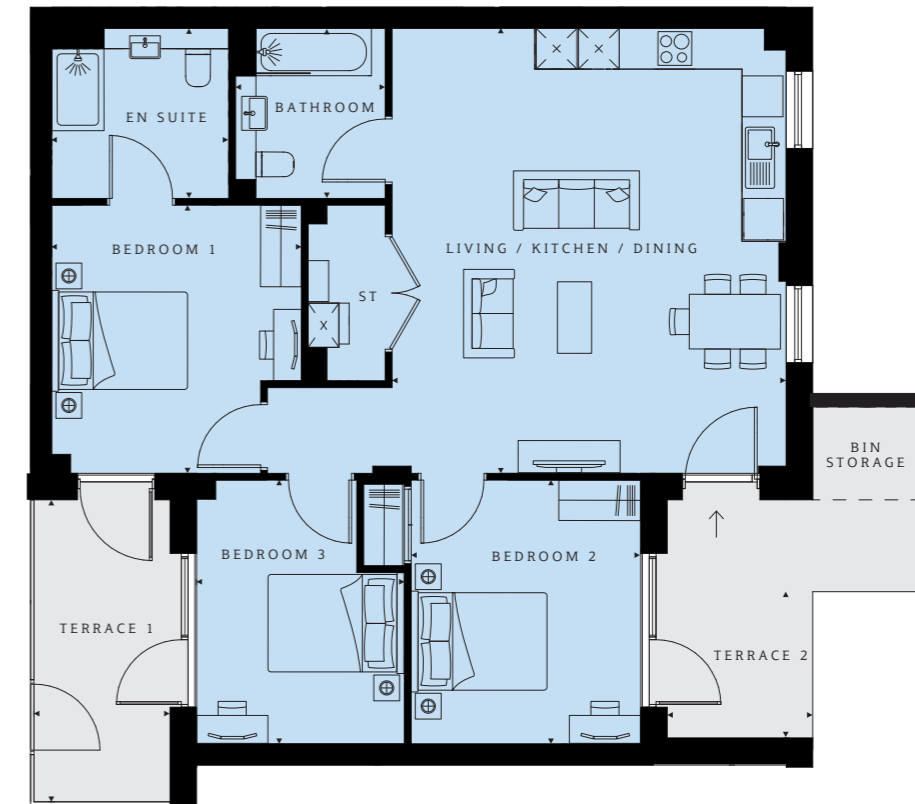
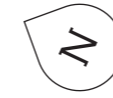
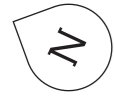
Rokeby Apartments 3 bedroom apartment



HARROW VIEW

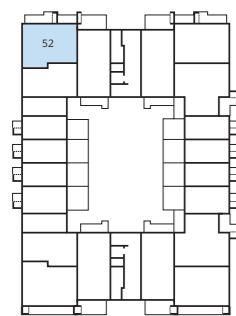


HARROW VIEW

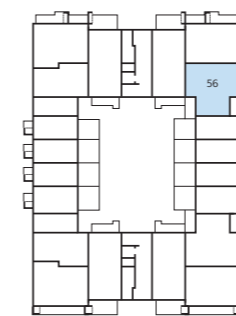


PLOT 52 (0)
Living/Dining 17'3" x 12'5" (5260 x 3780mm)
Kitchen 12'5" x 7'10" (3780 x 2400mm)
Bedroom 1 12'0" x 10'6" (3661 x 3200mm)
En suite 6'7" x 5'1" (2000 x 1550mm)
Bedroom 2 15'9" x 9'0" (4811 x 2750mm)
Bedroom 3 12'1" x 8'2" (3680 x 2490mm)
Bathroom 7'3" x 6'7" (2200 x 2000mm)
TOTAL AREA 940.5 sq ft (87.4 sq m)
Terrace 1 12'8" x 5'3" (3872 x 1600mm)
Terrace 2 12'0" x 5'3" (3653 x 1600mm)

PLOT 56 (0)
Living/Kitchen/Dining 21'5" x 19'0" (6541 x 5791mm)
Bedroom 1 12'11" x 12'0" (3941 x 3670mm)
En suite 8'6" x 8'2" (2600 x 2500mm)
Bedroom 2 12'9" x 11'1" (3877 x 3371mm)
Bedroom 3 12'9" x 10'0" (3877 x 3053mm)
Bathroom 8'2" x 7'3" (2500 x 2200mm)
TOTAL AREA 1038.9 sq ft (96.5 sq m)
Terrace 1 14'7" x 6'7" (4437 x 2000mm)
Terrace 2 7'1" x 7'0" (2157 x 2138mm)

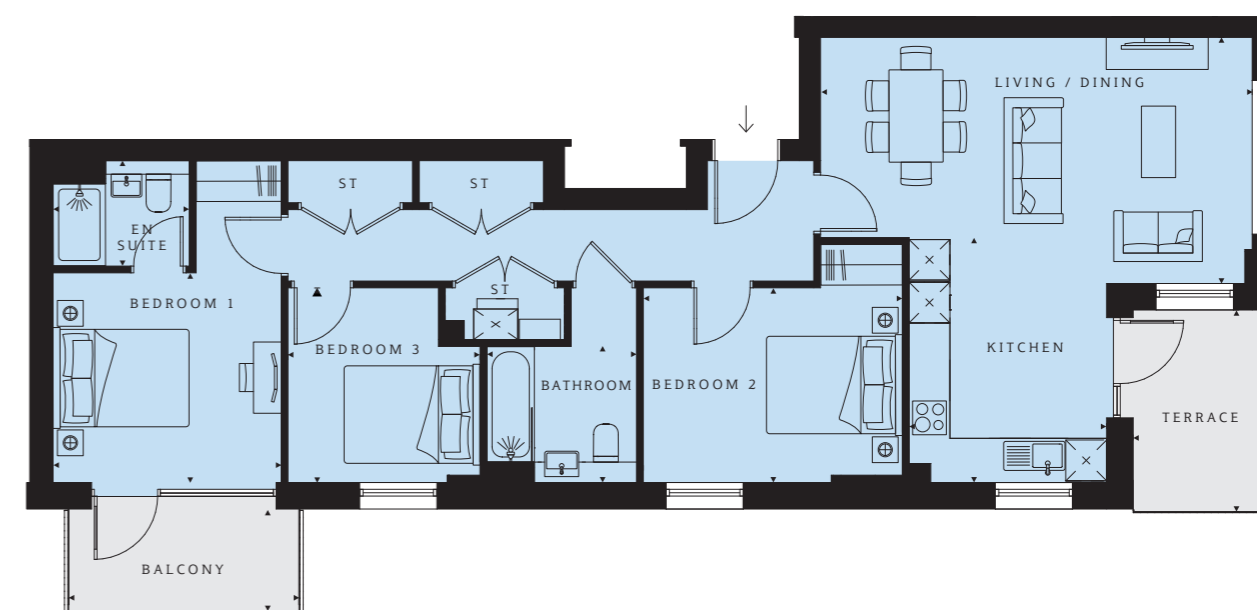
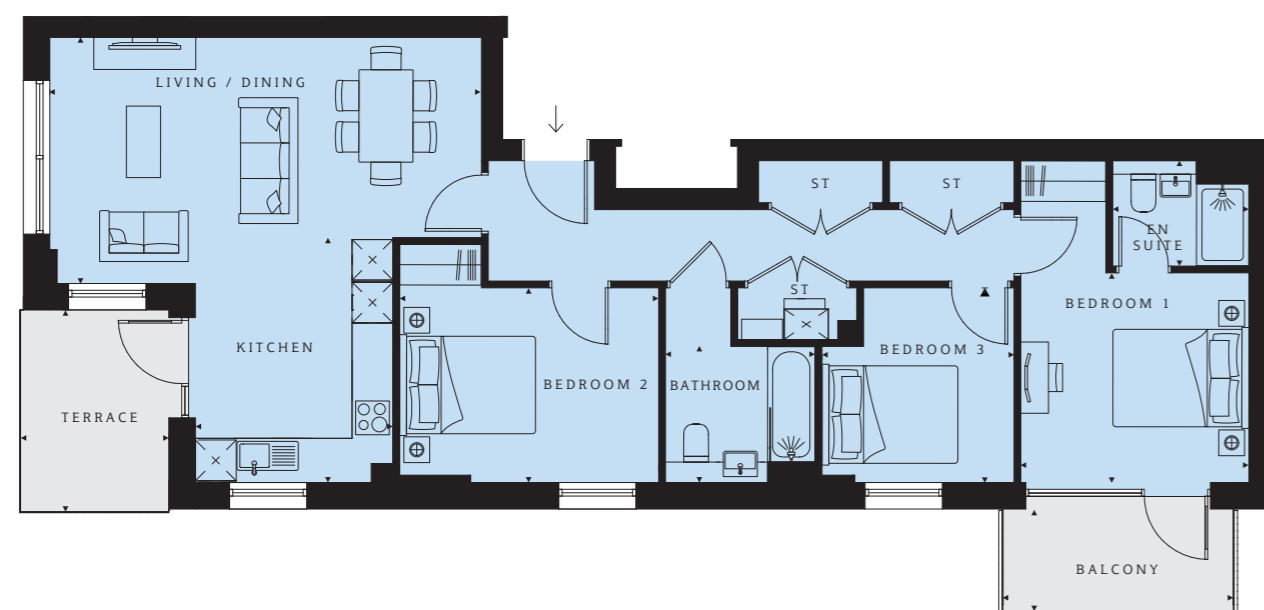
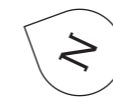
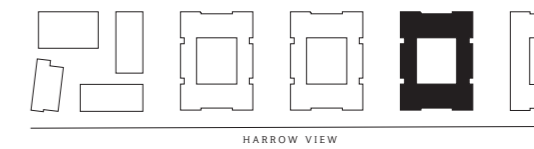
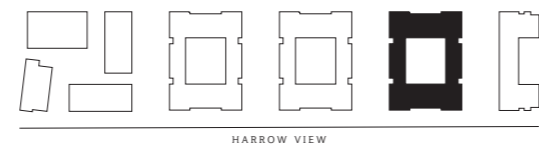


Level 0



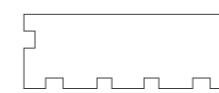
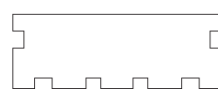
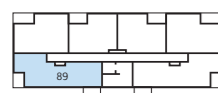
Level 0

Rokeby Apartments 3 bedroom apartment



PLOT 89 (5)
Living/Dining 20'10" x 11'10" (6341 x 3616mm)
Kitchen 11'10" x 9'6" (3601 x 2904mm)
Bedroom 1 11'0" x 10'1" (3349 x 3080mm)
En suite 6'7" x 5'1" (2000 x 1550mm)
Bedroom 2 12'6" x 9'5" (3803 x 2860mm)
Bedroom 3 9'5" x 9'3" (2860 x 2820mm)
Bathroom 7'3" x 6'7" (2200 x 2001mm)
TOTAL AREA 934.4 sq ft (86.8 sq m)
Terrace 9'9" x 7'2" (2963 x 2178mm)
Balcony 11'0" x 4'11" (3350 x 1500mm)

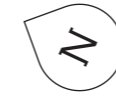
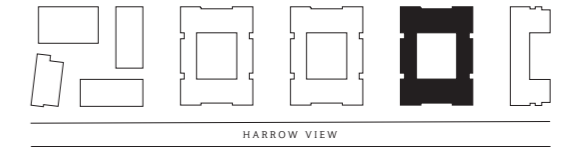
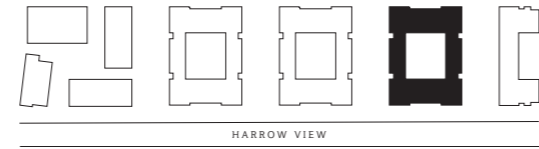
PLOT 94 (5)
Living/Dining 20'10" x 11'10" (6341 x 3616mm)
Kitchen 11'10" x 9'6" (3601 x 2904mm)
Bedroom 1 11'0" x 10'1" (3349 x 3080mm)
En suite 6'7" x 5'1" (2000 x 1550mm)
Bedroom 2 12'6" x 9'5" (3803 x 2860mm)
Bedroom 3 9'5" x 9'3" (2860 x 2820mm)
Bathroom 7'3" x 6'7" (2200 x 2001mm)
TOTAL AREA 934.4 sq ft (86.8 sq m)
Terrace 9'9" x 7'2" (2963 x 2178mm)
Balcony 11'0" x 4'11" (3350 x 1500mm)



Level 5

Level 5

Rokeby Apartments 3 bedroom apartment



PLOT 95 (0)

Living/Kitchen/Dining
21'5" x 19'0" (6541 x 5791mm)

Bedroom 1
12'11" x 12'0" (3941 x 3670mm)

En suite
8'6" x 8'2" (2600 x 2500mm)

Bedroom 2
12'9" x 11'1" (3877 x 3371mm)

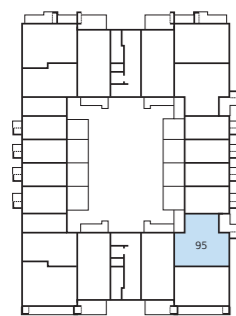
Bedroom 3
12'9" x 10'0" (3877 x 3053mm)

Bathroom
8'2" x 7'3" (2500 x 2200mm)

TOTAL AREA
1038.9 sq ft (96.5 sq m)

Terrace 1
14'7" x 6'7" (4437 x 2000mm)

Terrace 2
7'1" x 7'0" (2157 x 2138mm)



Level 0



PLOT 96 (0)

Living/Dining
17'3" x 12'5" (5260 x 3780mm)

Kitchen
12'5" x 7'10" (3780 x 2400mm)

Bedroom 1
12'0" x 10'6" (3661 x 3200mm)

En suite
6'7" x 5'1" (2000 x 1550mm)

Bedroom 2
15'9" x 9'0" (4811 x 2750mm)

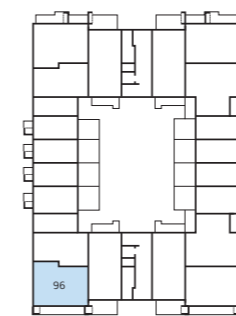
Bedroom 3
12'1" x 8'2" (3680 x 2490mm)

Bathroom
7'3" x 6'7" (2200 x 2000mm)

TOTAL AREA
940.5 sq ft (87.4 sq m)

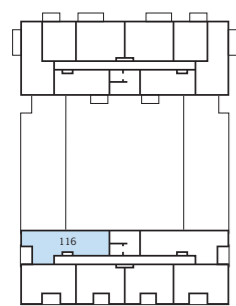
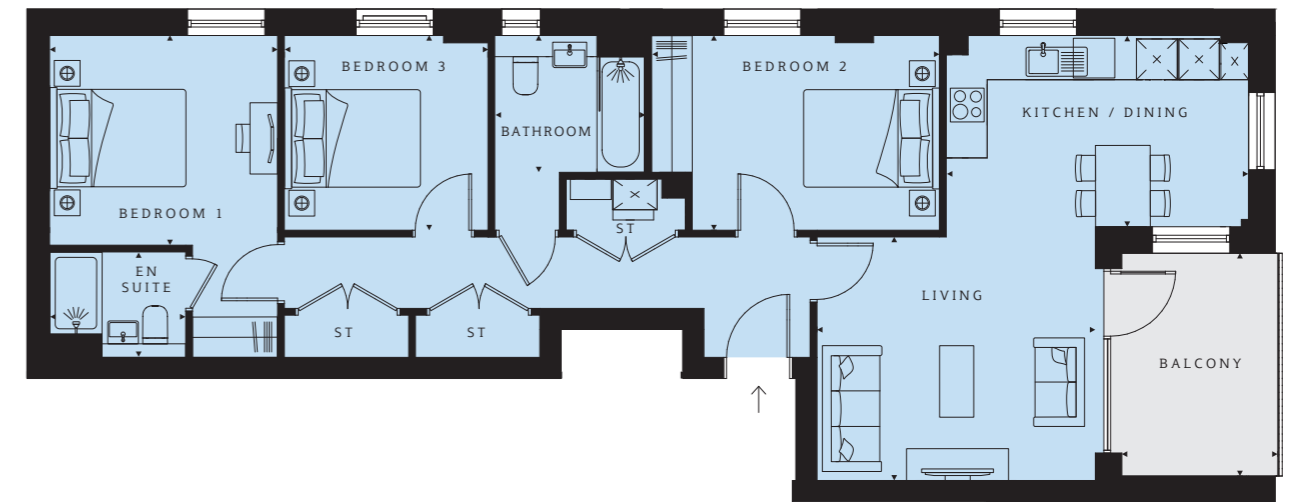
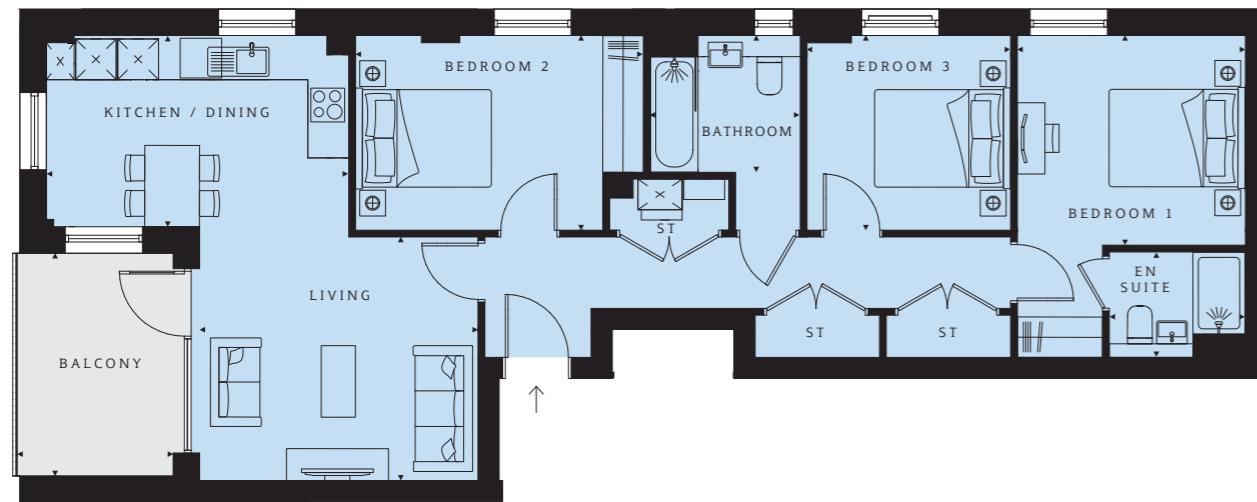
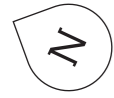
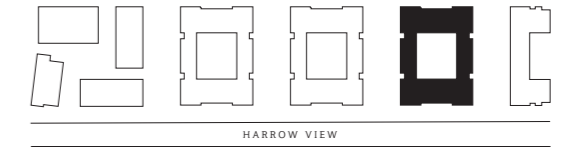
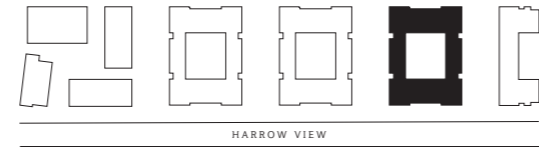
Terrace 1
14'5" x 5'3" (4388 x 1600mm)

Terrace 2
10'0" x 5'3" (3037 x 1600mm)



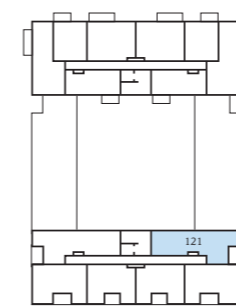
Level 0

Rokeby Apartments 3 bedroom apartment



Level 3

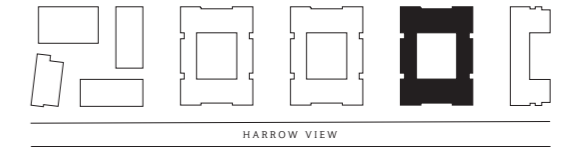
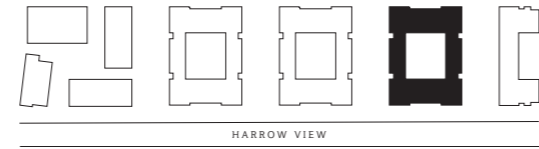
PLOT 116 (3)
Living 13'5" x 11'9" (4091 x 3580mm)
Kitchen/Dining 14'7" x 9'3" (4441 x 2811mm)
Bedroom 1 11'0" x 10'1" (3350 x 3081mm)
En suite 6'7" x 5'1" (2000 x 1550mm)
Bedroom 2 13'11" x 9'5" (4233 x 2861mm)
Bedroom 3 9'10" x 9'5" (2990 x 2861mm)
Bathroom 7'3" x 6'7" (2200 x 2011mm)
TOTAL AREA 911.4 sq ft (84.7 sq m)
Balcony 10'9" x 7'6" (3273 x 2290mm)



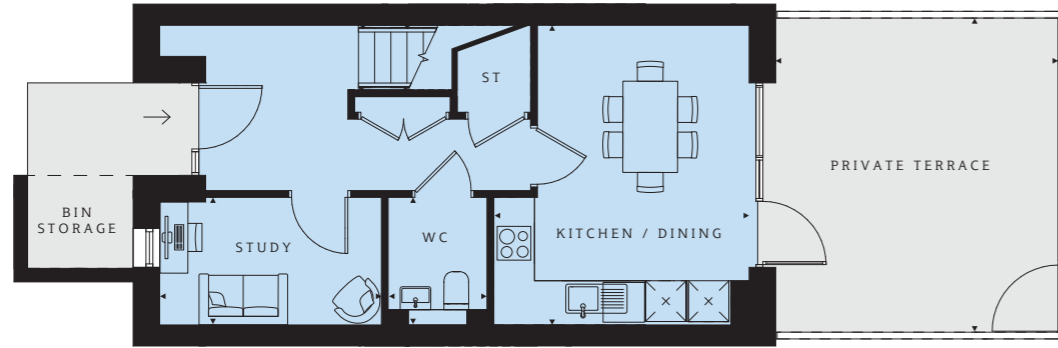
Level 3

PLOT 121 (3)
Living 13'5" x 11'9" (4091 x 3580mm)
Kitchen/Dining 14'7" x 9'3" (4441 x 2811mm)
Bedroom 1 11'0" x 10'1" (3350 x 3081mm)
En suite 6'7" x 5'1" (2000 x 1550mm)
Bedroom 2 13'11" x 9'5" (4233 x 2861mm)
Bedroom 3 9'10" x 9'5" (2990 x 2861mm)
Bathroom 7'3" x 6'7" (2200 x 2011mm)
TOTAL AREA 911.4 sq ft (84.7 sq m)
Balcony 10'9" x 7'6" (3273 x 2290mm)

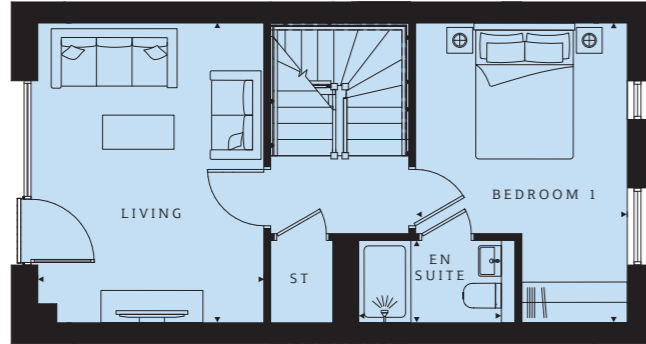
Rokeby Houses 3 bedroom house



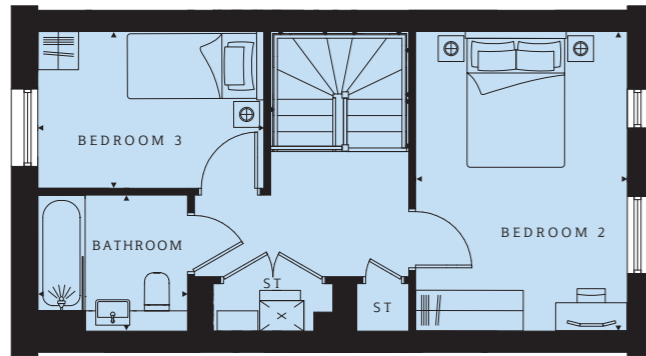
Level 0



Level 1



Level 2



PLOT 438 (0, 1, 2), 439 (0, 1, 2)

Kitchen/Dining
14'5" x 12'4" (4405 x 3753mm)

Living
14'5" x 10'11" (4405 x 3321mm)

Study
10'8" x 6'2" (3258 x 1875mm)

WC
6'2" x 4'9" (1875 x 1450mm)

Bedroom 1
14'5" x 10'2" (4405 x 3110mm)

En suite
7'7" x 4'0" (2300 x 1210 mm)

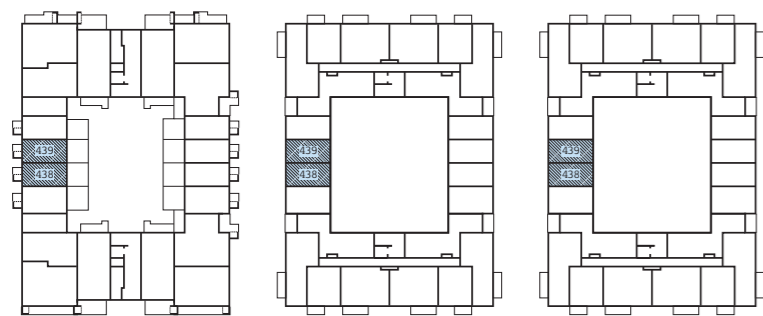
Bedroom 2
14'5" x 10'2" (4405 x 3111mm)

Bedroom 3
10'11" x 7'7" (3320 x 2305mm)

Bathroom
7'3" x 6'7" (2200 x 2000mm)

TOTAL AREA
1216.3 sq ft (113.0 sq m)

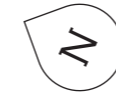
Private Terrace
15'2" x 13'7" (4615 x 4150mm)



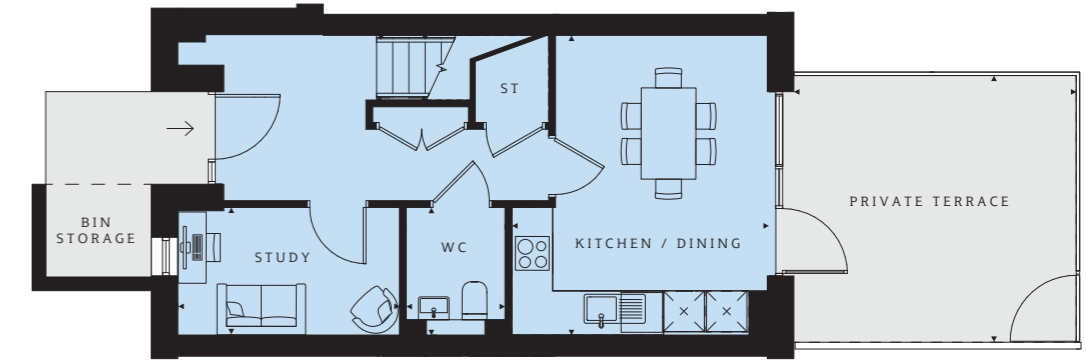
Level 0

Level 1

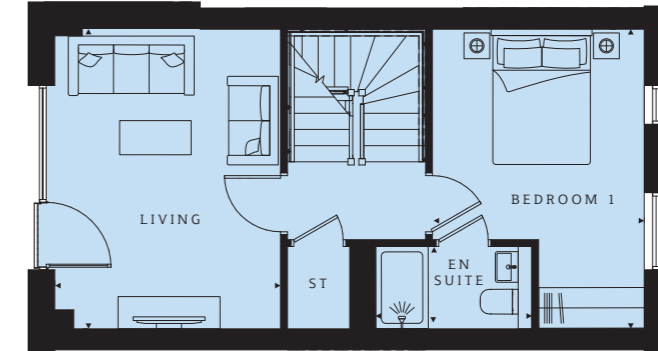
Level 2



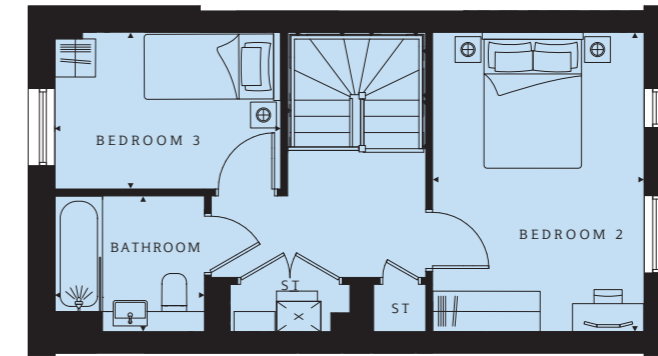
Level 0



Level 1



Level 2



PLOT 440 (0, 1, 2)

Kitchen/Dining
14'5" x 12'4" (4405 x 3753mm)

Living
14'5" x 10'11" (4405 x 3321mm)

Study
10'8" x 6'2" (3258 x 1875mm)

WC
6'2" x 4'9" (1875 x 1450mm)

Bedroom 1
14'5" x 10'2" (4405 x 3110mm)

En suite
7'7" x 4'0" (2300 x 1210 mm)

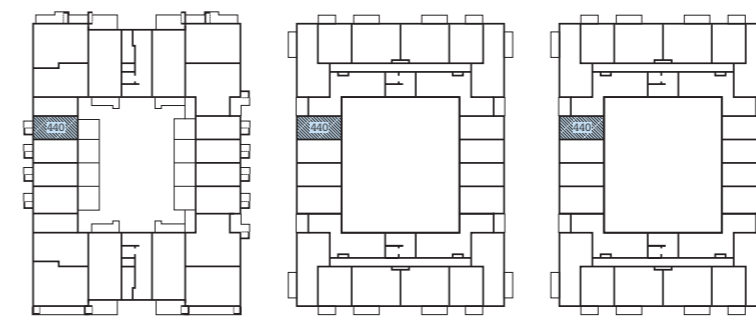
Bedroom 2
14'5" x 10'2" (4405 x 3111mm)

Bedroom 3
10'11" x 7'7" (3320 x 2305mm)

Bathroom
7'3" x 6'7" (2200 x 2000mm)

TOTAL AREA
1216.3 sq ft (113.0 sq m)

Private Terrace
13'7" x 12'10" (4150 x 3920mm)

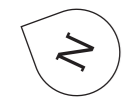
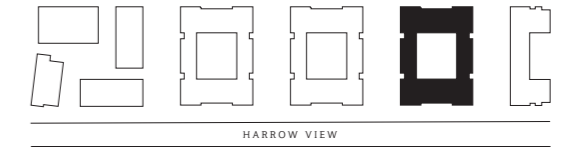
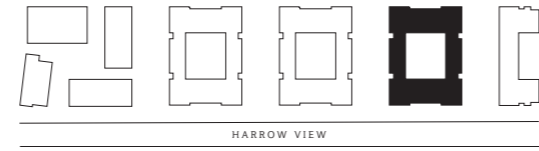


Level 0

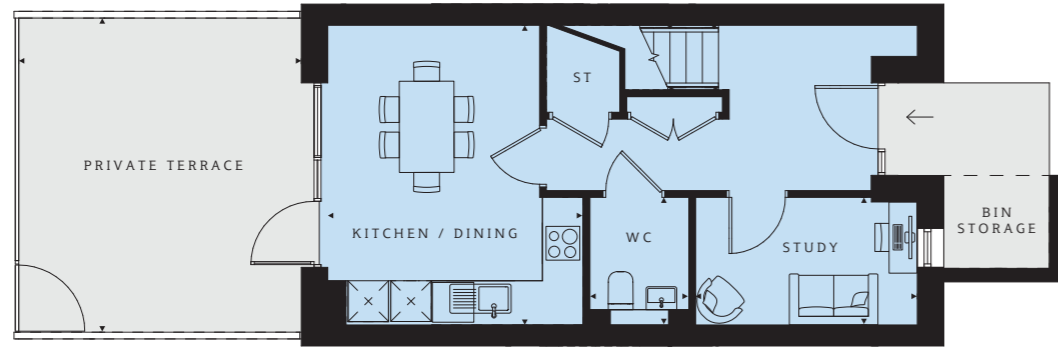
Level 1

Level 2

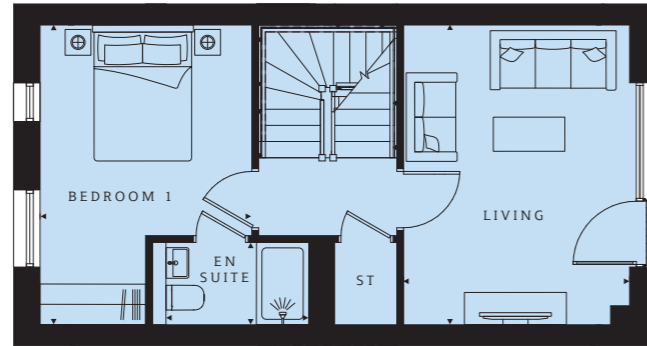
Rokeby Houses 3 bedroom house



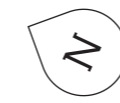
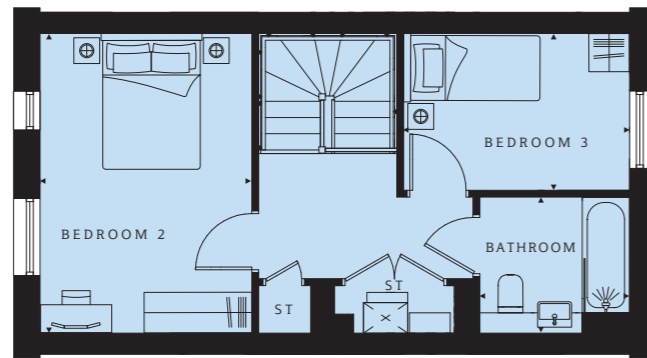
Level 0



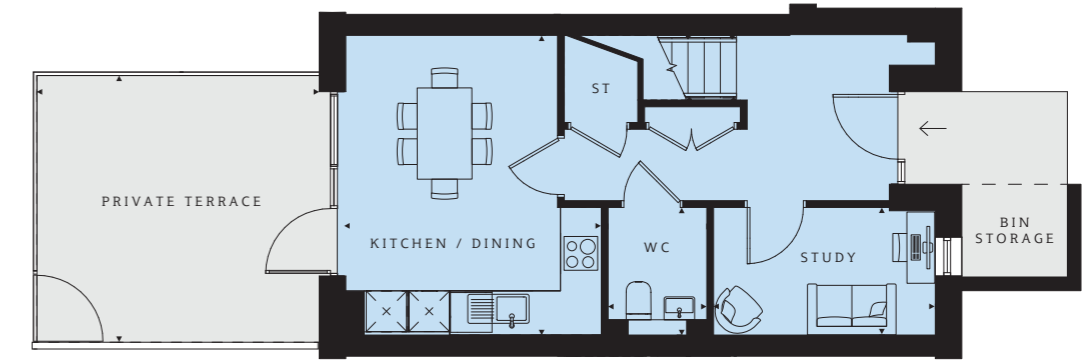
Level 1



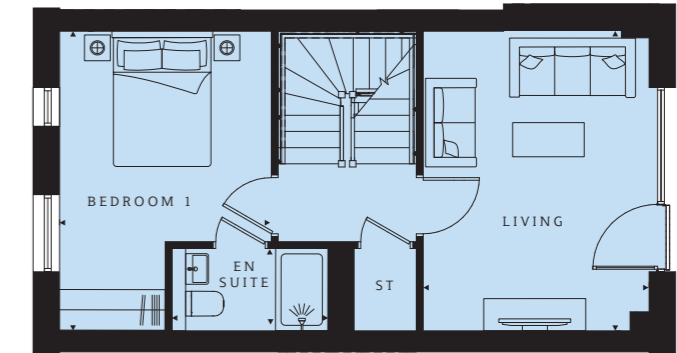
Level 2



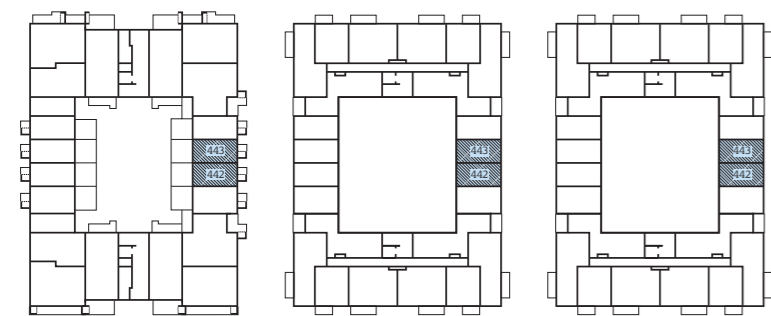
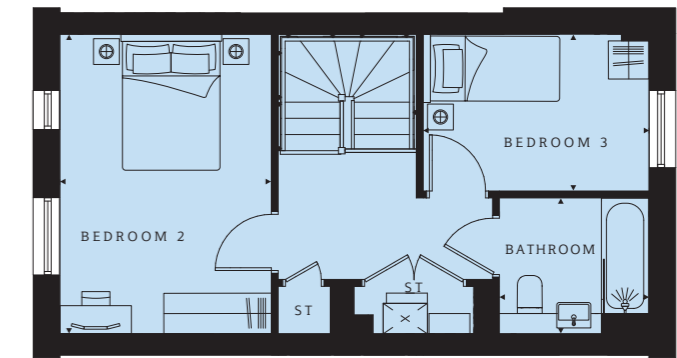
Level 0



Level 1



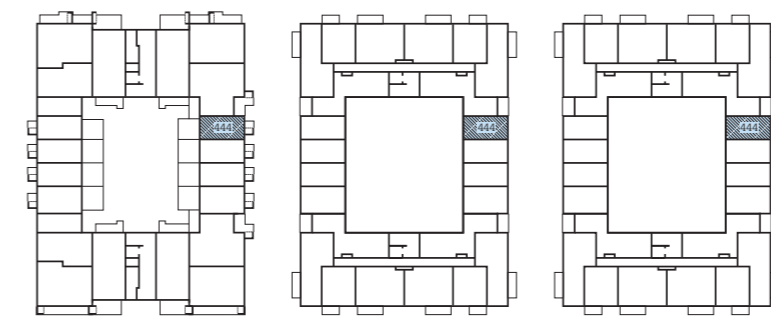
Level 2



Level 0 Level 1 Level 2

PLOT 442 (0, 1, 2), 443 (0, 1, 2)

Kitchen/Dining 14'5" x 12'4" (4405 x 3753mm)	Bedroom 2 14'5" x 10'2" (4405 x 3111mm)
Living 14'5" x 10'11" (4405 x 3321mm)	Bedroom 3 10'11" x 7'7" (3320 x 2305mm)
Study 10'8" x 6'2" (3258 x 1875mm)	Bathroom 7'3" x 6'7" (2200 x 2000mm)
WC 6'2" x 4'9" (1875 x 1450mm)	TOTAL AREA 1216.3 sq ft (113.0 sq m)
Bedroom 1 14'5" x 10'2" (4405 x 3110mm)	Private Terrace 15'2" x 13'7" (4615 x 4150mm)
En suite 7'7" x 4'0" (2300 x 1210 mm)	

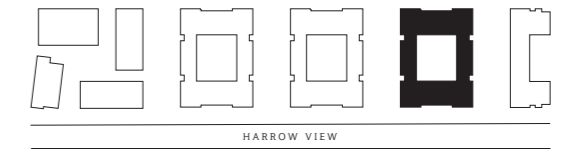
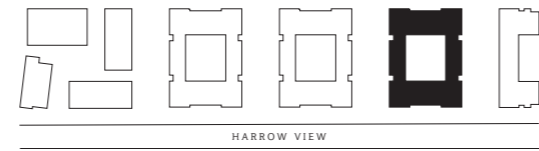


Level 0 Level 1 Level 2

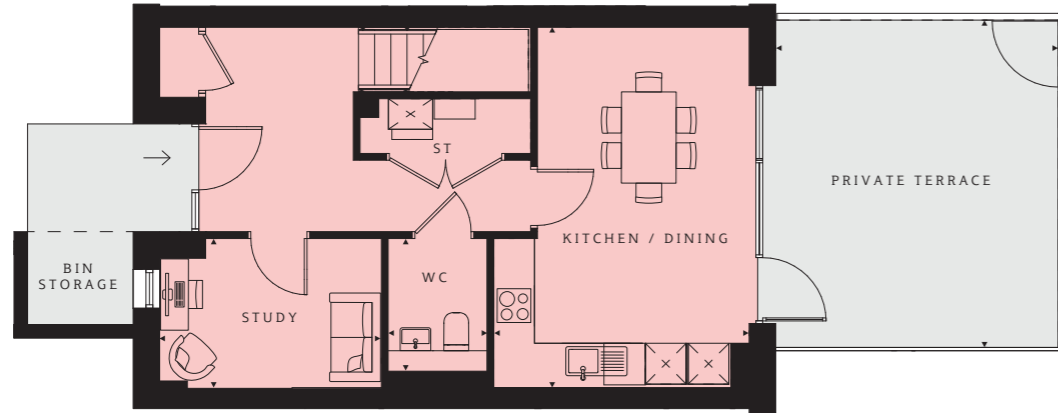
PLOT 444 (0, 1, 2)

Kitchen/Dining 14'5" x 12'4" (4405 x 3753mm)	Bedroom 2 14'5" x 10'2" (4405 x 3111mm)
Living 14'5" x 10'11" (4405 x 3321mm)	Bedroom 3 10'11" x 7'7" (3320 x 2305mm)
Study 10'8" x 6'2" (3258 x 1875mm)	Bathroom 7'3" x 6'7" (2200 x 2000mm)
WC 6'2" x 4'9" (1875 x 1450mm)	TOTAL AREA 1216.3 sq ft (113.0 sq m)
Bedroom 1 14'5" x 10'2" (4405 x 3110mm)	Private Terrace 13'7" x 12'10" (4150 x 3920mm)
En suite 7'7" x 4'0" (2300 x 1210 mm)	

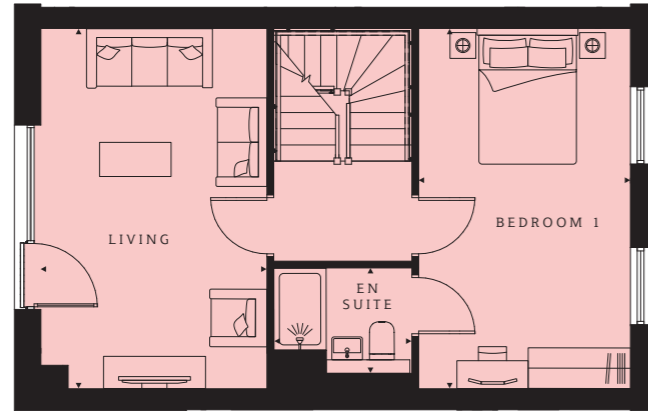
Rokeby Houses 4 bedroom house



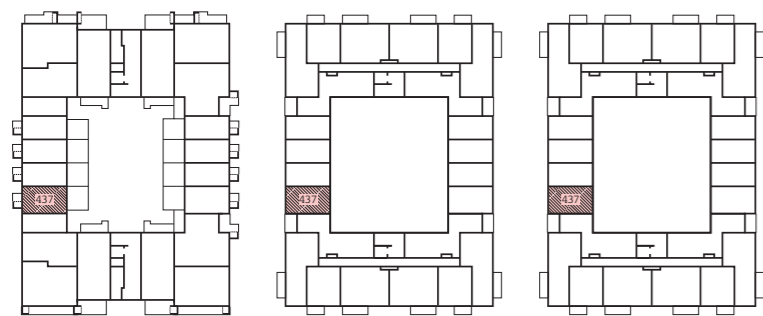
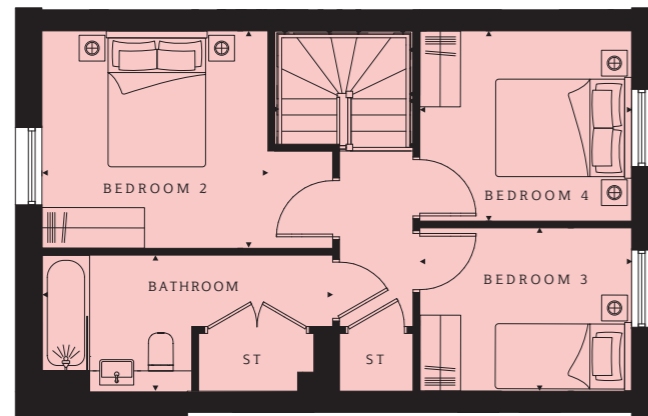
Level 0



Level 1



Level 2



Level 0

Level 1

Level 2

PLOT 437 (0, 1, 2)

Kitchen/Dining
17'4" x 12'4" (5295 x 3753mm)

Living
17'4" x 10'11" (5295 x 3321mm)

Study
10'8" x 7'2" (3261 x 2190mm)

WC
6'5" x 4'9" (1950 x 1450mm)

Bedroom 1
17'4" x 10'2" (5295 x 3110mm)

En suite
6'8" x 5'1" (2030 x 1550mm)

Bedroom 2
10'11" x 10'6" (3321 x 3195mm)

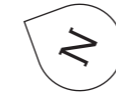
Bedroom 3
10'2" x 7'10" (3111 x 2400mm)

Bedroom 4
10'2" x 9'2" (3111 x 2795mm)

Bathroom
7'3" x 6'7" (2200 x 2000mm)

TOTAL AREA
1463.7 sq ft (136.0 sq m)

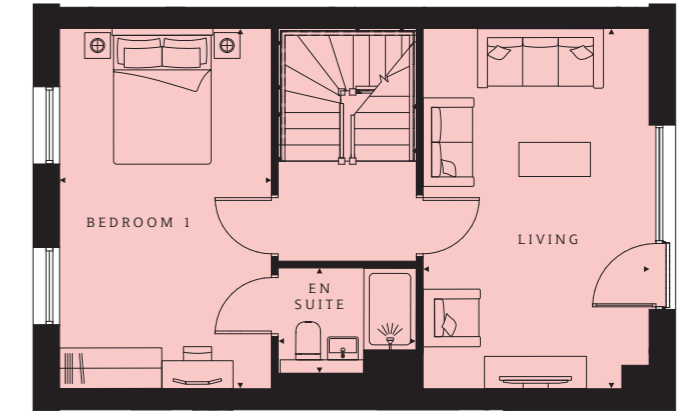
Private Terrace
15'9" x 13'7" (4810 x 4150mm)



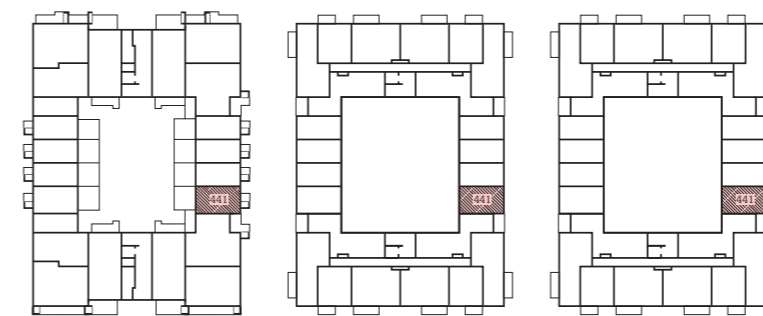
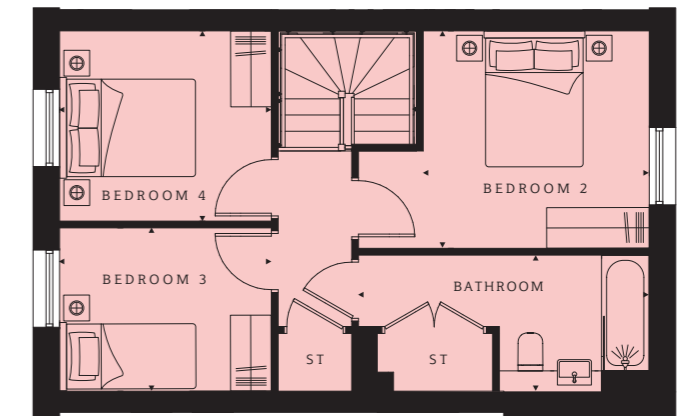
Level 0



Level 1



Level 2



Level 0

Level 1

Level 2

PLOT 441 (0, 1, 2)

Kitchen/Dining
17'4" x 12'4" (5295 x 3753mm)

Living
17'4" x 10'11" (5295 x 3321mm)

Study
10'8" x 7'2" (3261 x 2190mm)

WC
6'5" x 4'9" (1950 x 1450mm)

Bedroom 1
17'4" x 10'2" (5295 x 3110mm)

En suite
6'8" x 5'1" (2030 x 1550mm)

Bedroom 2
10'11" x 10'6" (3321 x 3195mm)

Bedroom 3
10'2" x 7'10" (3111 x 2400mm)

Bedroom 4
10'2" x 9'2" (3111 x 2795mm)

Bathroom
7'3" x 6'7" (2200 x 2000mm)

TOTAL AREA
1463.7 sq ft (136.0 sq m)

Private Terrace
15'9" x 13'7" (4810 x 4150mm)

Specification

Kitchen

Individually designed handleless German kitchens with soft-close doors and drawers

Matching worktops and full-height upstands

Stainless steel bowl sink and chrome tap

Fully integrated appliances including combi oven, hood, ceramic hob, dishwasher and fridge/freezer

Spotlight lighting

General

Underfloor heating throughout

Video door entry

BT TV/Sky+/FM connectivity in living area

Fibre broadband connectivity

Pendant lighting in hallway, living area and bedrooms

Flooring finishes available at an additional cost – please speak to a Sales Adviser for more information

Bathroom

White hand wash basin

Toilet with soft-close pan

White bath with bath screen

White freestanding shower tray (where applicable)

White heated towel rail

Ceramic wall tiles

Ceramic floor tiles

Shaver socket

Spotlight lighting

Bedrooms

TV/FM connectivity to bedrooms

Communal areas and facilities

Lifts to all floors

Entrance foyer within each block

Car parking*

En suite

White hand wash basin

Toilet with soft-close pan

White bath with bath screen (where applicable)

White freestanding shower tray (where applicable)

White heated towel rail

Ceramic wall tiles

Ceramic floor tiles

Shaver socket

Spotlight lighting



* Car parking will be available for selected two, three and four-bedroom homes at an additional cost

Images may contain upgrades available at an additional cost

Why Barratt London?

Barratt London's vision
 Since the construction of our first London development in 1982, our goal has been to provide high-quality homes for all Londoners by focusing on excellence in design, construction, customer service and long-term asset management. The supply of new housing is essential to the continued growth of London as a major global city and Barratt London is proud to be contributing to this with the delivery of 1,500 new homes each year.

As part of Barratt Developments Plc, the UK's largest house builder by volume, we are fully committed to delivering a superior service for our customers and have been awarded the maximum five-star rating for customer satisfaction by the Home Builders Federation every year since 2009.

Real peace of mind
 Not only does every Barratt London home come with a ten-year structural guarantee from the NHBC, it also comes with a two-year fixtures and fittings warranty, giving you peace of mind from the moment you move in. In addition, we are the first major developer to provide an in-house property management service, BRAM, which is tasked with managing and maintaining all the common and external areas surrounding our developments.

BRAM will take care of the stairwells, halls, gardens and roofs, doing jobs such as repainting and fixing lightbulbs, while ensuring any repairs to lifts or communal boilers are carried out as quickly and efficiently as possible. As an extension of Barratt London, BRAM knows our developments inside out so you can rest assured in the knowledge that both your home and its surroundings are in good hands.

Ten-year NHBC Buildmark Warranty
 When you move into a new-build home, you expect everything to be pristine and in working order. With a new Barratt London home you can expect it to stay that way, with the ten-year structural NHBC Buildmark Warranty and a two-year fixtures and fittings warranty.*

*First two years covered by Builder Warranty & NHBC Guarantee or similar. Years three-ten covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website.



Harrow Square HA1



Aldgate Place E1



Camden Courtyards NW1



Nine Elms Point SW6



Hendon Waterside NW8

The Consumer Code

The Consumer Code for Home Builders ("the Code"), which came into effect in April 2010, applies to all home builders registered with the UK's main new Home Warranty Bodies: NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new homes. It requires all new home buyers to be treated fairly and ensure they are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new home buyers to:

- be treated fairly
- know what levels of service to expect
- be given reliable information about their purchase and their consumer rights before and after they move in
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code.

The Code reinforces best practice among home builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years.

The Code covers every stage of the home-buying purchase – pre-contract, exchange of contract and during occupation.

As a 5 Star Housebuilder, we are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders, please visit <http://www.consumercode.co.uk/>

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk



Harrow Square HA1

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OF LONDON

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SEARCH EASTMAN VILLAGE

Computer generated images, maps and development layouts are intended for illustrative purposes and should be treated as general guidance only. The features, designs, materials and visual depictions of and in our Show Apartments and in our Show Apartment photography must be treated as general illustration and guidance. Images may also include upgrades which are available at extra cost. Furniture and furnishings are not included. Fixtures, fittings and specification may be subject to change as necessary and without notice and their accuracy or completeness is not guaranteed. Nor are they intended to form part of any contract or a warranty unless specifically incorporated into the contract. Please ask your Sales Adviser for the current specification. Individual features such as windows, brick and other materials' colours may vary, as may drainage, heating and electrical layouts. Floor plans are intended to give a general indication of the proposed floor layout only. The dimensions are accurate to within + or - 50mm. Dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please ask our Sales Adviser for details of the treatments specified for individual plots. Specification may be subject to change as necessary and without notice. Development layouts and landscaping, specification, dimensions and computer generated images are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. The development name, Eastman Village and building names are for marketing purposes only and may not be the designated postal address, which may be determined by The Post Office. All information in this document is correct to the best of our knowledge at the time of issue January 2019. Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.

